



stats sa

Department:
Statistics South Africa
REPUBLIC OF SOUTH AFRICA

Private Bag X44, Pretoria, 0001, South Africa, ISibalo House, Koch Street, Salvokop, Pretoria, 0002
www.statssa.gov.za, info@statssa.gov.za, Tel +27 12 310 8911

STATISTICAL RELEASE

P5041.1

Selected building statistics of the private sector as reported by local government institutions (Preliminary)

January 2024

This release provides an analysis of revisions. If you have any questions or comments, please send these to Joyce Essel-Mensah, joycee@statssa.gov.za.

**Embargoed until:
19 March 2024
13:00**

ENQUIRIES:
Joyce Essel-Mensah
Tel: (012) 310 8255

FORTHCOMING ISSUE:
February 2024

EXPECTED RELEASE DATE:
18 April 2024



Contents

Key findings for January 2024	3
Building plans passed at current prices	3
Table A – Building plans passed by larger municipalities at current prices by type of building	3
Table B – Building plans passed by larger municipalities at current prices by province	3
Building plans passed at constant 2019 prices	4
Table C – Building plans passed by larger municipalities at constant 2019 prices by type of building.....	4
Table D – Seasonally adjusted building plans passed by larger municipalities at constant 2019 prices for the latest three months by type of building.....	4
Figure 1 – Building plans passed by larger municipalities at constant 2019 prices	5
Buildings reported as completed at current prices	6
Table E – Buildings reported as completed to larger municipalities at current prices by type of building.....	6
Table F – Buildings reported as completed to larger municipalities at current prices by province	6
Buildings reported as completed at constant 2019 prices	7
Table G – Buildings reported as completed to larger municipalities at constant 2019 prices by type of building.....	7
Table H – Seasonally adjusted buildings reported as completed to larger municipalities at constant 2019 prices for the latest three months by type of building	7
Figure 2 – Buildings reported as completed to larger municipalities at constant 2019 prices	8
Tables	9
Table 1 – Value and percentage change of building plans passed by larger municipalities at current prices by type of building.....	9
Table 2 – Seasonally adjusted value and percentage change of building plans passed by larger municipalities at current prices by type of building	10
Table 3 – Value and percentage change of building plans passed by larger municipalities at constant 2019 prices by type of building	11
Table 4 – Seasonally adjusted value and percentage change of building plans passed by larger municipalities at constant 2019 prices by type of building	12
Table 5 – Value and percentage change of buildings reported as completed to larger municipalities at current prices by type of building	13
Table 6 – Seasonally adjusted value and percentage change of buildings reported as completed to larger municipalities at current prices by type of building	14
Table 7 – Value and percentage change of buildings reported as completed to larger municipalities at constant 2019 prices by type of building	15
Table 8 – Seasonally adjusted value and percentage change of buildings reported as completed to larger municipalities at constant 2019 prices by type of building.....	16
Table 9 – Building plans passed by larger municipalities at current prices by type of building: South Africa	17
Table 10 – Building plans passed by larger municipalities at current prices by type of building: Western Cape	18
Table 11 – Building plans passed by larger municipalities at current prices by type of building: Eastern Cape	19
Table 12 – Building plans passed by larger municipalities at current prices by type of building: Northern Cape	20
Table 13 – Building plans passed by larger municipalities at current prices by type of building: Free State.....	21
Table 14 – Building plans passed by larger municipalities at current prices by type of building: KwaZulu-Natal.....	22
Table 15 – Building plans passed by larger municipalities at current prices by type of building: North West.....	23

Table 16 – Building plans passed by larger municipalities at current prices by type of building: Gauteng	24
Table 17 – Building plans passed by larger municipalities at current prices by type of building: Mpumalanga	25
Table 18 – Building plans passed by larger municipalities at current prices by type of building: Limpopo	26
Table 19 – Buildings reported as completed to larger municipalities at current prices by type of building: South Africa	27
Table 20 – Buildings reported as completed to larger municipalities at current prices by type of building: Western Cape	28
Table 21 – Buildings reported as completed to larger municipalities at current prices by type of building: Eastern Cape	29
Table 22 – Buildings reported as completed to larger municipalities at current prices by type of building: Northern Cape	30
Table 23 – Buildings reported as completed to larger municipalities at current prices by type of building: Free State	31
Table 24 – Buildings reported as completed to larger municipalities at current prices by type of building: KwaZulu-Natal	32
Table 25 – Buildings reported as completed to larger municipalities at current prices by type of building: North West	33
Table 26 – Buildings reported as completed to larger municipalities at current prices by type of building: Gauteng	34
Table 27 – Buildings reported as completed to larger municipalities at current prices by type of building: Mpumalanga	35
Table 28 – Buildings reported as completed to larger municipalities at current prices by type of building: Limpopo	36
Analysis of revisions	37
Figure 3 – Value of building plans passed year-on-year growth rates: preliminary and revised	38
Table 29 – Value of building plans passed year-on-year growth rates: preliminary and revised	38
Figure 4 – Value of building plans passed year-on-year growth rates: histogram of revisions	40
Explanatory notes	41
Glossary	43
Technical enquiries	44
General information	45

Key findings for January 2024

Building plans passed at current prices

Table A – Building plans passed by larger municipalities at current prices by type of building

Type of building	Jan 2023 ¹	Jan 2024 ¹	Difference in value between Jan 2023 and Jan 2024	% change between Jan 2023 and Jan 2024
	R'000	R'000	R'000	
Residential buildings	2 761 377	2 568 825	-192 552	-7,0
-Dwelling-houses	2 077 212	1 976 889	-100 323	-4,8
-Flats and townhouses	677 564	565 018	-112 546	-16,6
-Other residential buildings	6 601	26 918	20 317	307,8
Non-residential buildings	721 791	609 440	-112 351	-15,6
Additions and alterations	1 882 313	1 396 291	-486 022	-25,8
Total	5 365 481	4 574 556	-790 925	-14,7

¹ 2023 and 2024 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

The value of building plans passed (at current prices) decreased by 14,7% (-R790,9 million) in January 2024 compared with January 2023.

Decreases were reported for additions and alterations (-25,8% or -R486,0 million), non-residential buildings (-15,6% or -R112,4 million) and residential buildings (-7,0% or -R192,6 million) – see Table A.

Table B – Building plans passed by larger municipalities at current prices by province

Province	Jan 2023 ¹	Jan 2024 ¹	Weight Jan 2023	% change between Jan 2023 and Jan 2024	Contribution (% points) to the % change in the value of building plans passed between Jan 2023 and Jan 2024 ²	Difference in value between Jan 2023 and Jan 2024
	R'000	R'000	%			R'000
Western Cape	1 877 320	1 267 700	35,0	-32,5	-11,4	-609 620
Eastern Cape	269 041	285 336	5,0	6,1	0,3	16 295
Northern Cape	68 247	45 282	1,3	-33,6	-0,4	-22 965
Free State	80 992	257 699	1,5	218,2	3,3	176 707
KwaZulu-Natal	537 473	574 982	10,0	7,0	0,7	37 509
North West	242 377	150 250	4,5	-38,0	-1,7	-92 127
Gauteng	1 835 241	1 692 034	34,2	-7,8	-2,7	-143 207
Mpumalanga	297 446	135 350	5,5	-54,5	-3,0	-162 096
Limpopo	157 344	165 923	2,9	5,5	0,2	8 579
Total	5 365 481	4 574 556	100,0	-14,7	-14,7	-790 925

¹ 2023 and 2024 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

² The contribution (percentage points) is calculated by multiplying the percentage change by its weight, divided by 100, where the weight is the percentage contribution of each province to the cumulative total building plans passed during the previous year.

The largest negative contributions to the total decrease of 14,7% (-R790,9 million) were made by Western Cape (contributing -11,4 percentage points or -R609,6 million), Mpumalanga (contributing -3,0 percentage points or -R162,1 million) and Gauteng (contributing -2,7 percentage points or -R143,2 million) – see Table B.

Building plans passed at constant 2019 prices

Table C – Building plans passed by larger municipalities at constant 2019 prices by type of building

Type of building	Jan 2023 ¹	Jan 2024 ¹	Difference in value between Jan 2023 and Jan 2024	% change between Jan 2023 and Jan 2024
	R'000	R'000	R'000	
Residential buildings	2 167 486	1 904 244	-263 242	-12,1
Non-residential buildings	566 555	451 772	-114 783	-20,3
Additions and alterations	1 477 483	1 035 056	-442 427	-29,9
Total	4 211 524	3 391 072	-820 452	-19,5

¹ 2023 and 2024 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

The real value of building plans passed (at constant 2019 prices) decreased by 19,5% (-R820,5 million) in January 2024 compared with January 2023. Decreases were reported for additions and alterations (-29,9% or -R442,4 million), non-residential buildings (-20,3% or -R114,8 million) and residential buildings (-12,1% or -R263,2 million) – see Table C.

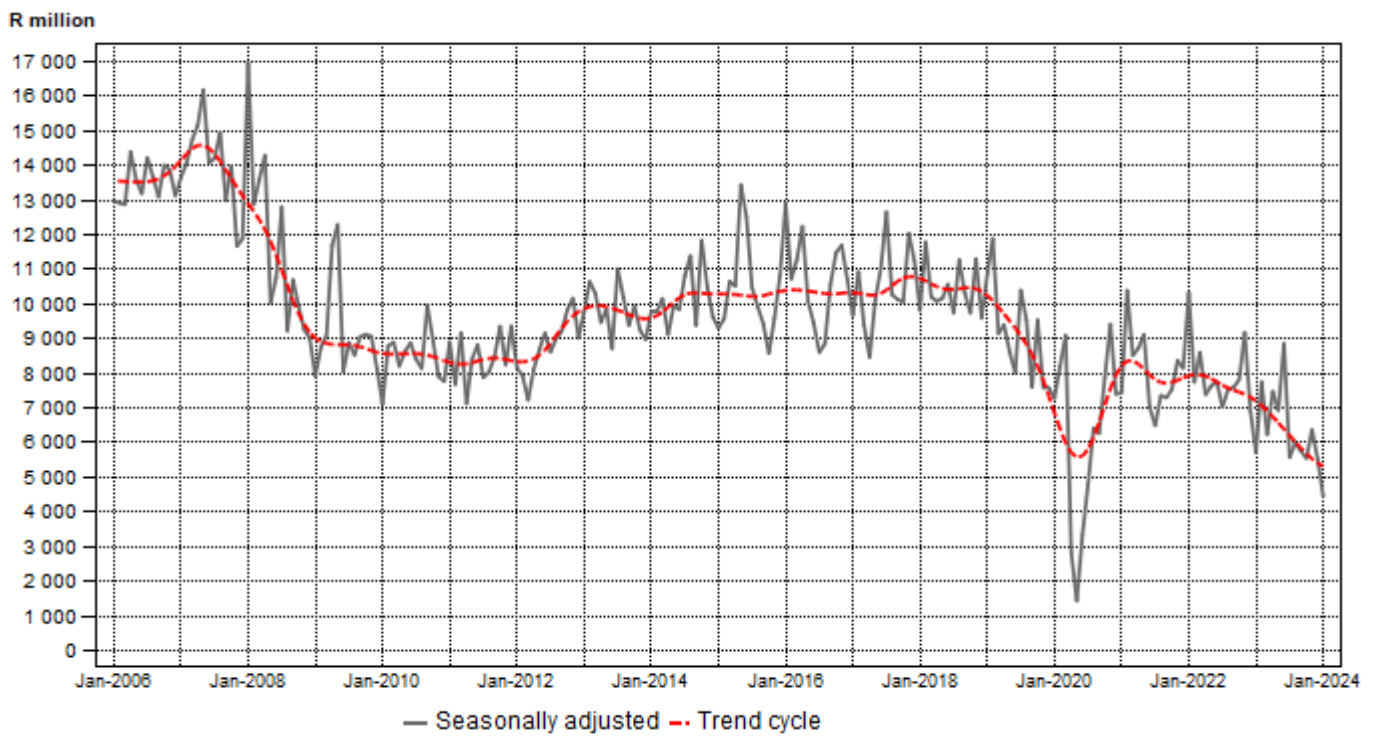
Table D – Seasonally adjusted building plans passed by larger municipalities at constant 2019 prices for the latest three months by type of building

Type of building	Aug – Oct 2023	Nov 2023 – Jan 2024	% change between Aug – Oct 2023 and Nov 2023 – Jan 2024
	R'000	R'000	
Residential buildings	8 698 101	8 514 042	-2,1
Non-residential buildings ¹	3 214 203	2 860 057	-11,0
Additions and alterations	5 378 214	4 988 149	-7,3
Total	17 290 518	16 362 248	-5,4

¹ Not seasonally adjusted because the presence of seasonality is not significant. See notes 10 and 11 on page 42.

The seasonally adjusted real value of building plans passed decreased by 5,4% in the three months ended January 2024 compared with the previous three months. Decreases were reported for non-residential buildings (-11,0%), additions and alterations (-7,3%) and residential buildings (-2,1%) – see Table D.

Figure 1 – Building plans passed by larger municipalities at constant 2019 prices



Buildings reported as completed at current prices

Table E – Buildings reported as completed to larger municipalities at current prices by type of building

Type of building	Jan 2023 ¹	Jan 2024 ¹	Difference in value between Jan 2023 and Jan 2024	% change between Jan 2023 and Jan 2024
	R'000	R'000	R'000	
Residential buildings	1 601 076	1 481 472	-119 604	-7,5
-Dwelling-houses	1 091 203	945 984	-145 219	-13,3
-Flats and townhouses	488 806	519 362	30 556	6,3
-Other residential buildings	21 067	16 126	-4 941	-23,5
Non-residential buildings	1 451 781	645 942	-805 839	-55,5
Additions and alterations	536 096	610 889	74 793	14,0
Total	3 588 953	2 738 303	-850 650	-23,7

¹ 2023 and 2024 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

The value of buildings reported as completed (at current prices) decreased by 23,7% (-R850,7 million) in January 2024 compared with January 2023.

Decreases were reported for non-residential buildings (-55,5% or -R805,8 million) and residential buildings (-7,5% or -R119,6 million). An increase was reported for additions and alterations (14,0% or R74,8 million) – see Table E.

Table F – Buildings reported as completed to larger municipalities at current prices by province

Province	Jan 2023 ¹	Jan 2024 ¹	Weight Jan 2023	% change between Jan 2023 and Jan 2024	Contribution (% points) to the % change in the value of buildings completed between Jan 2023 and Jan 2024 ²	Difference in value between Jan 2023 and Jan 2024
	R'000	R'000	%			R'000
Western Cape	1 067 682	699 700	29,7	-34,5	-10,3	-367 982
Eastern Cape	126 906	194 254	3,5	53,1	1,9	67 348
Northern Cape	13 941	23 490	0,4	68,5	0,3	9 549
Free State	6 251	38 168	0,2	510,6	0,9	31 917
KwaZulu-Natal	274 611	686 895	7,7	150,1	11,5	412 284
North West	70 423	82 744	2,0	17,5	0,3	12 321
Gauteng	1 914 227	854 980	53,3	-55,3	-29,5	-1 059 247
Mpumalanga	63 301	98 941	1,8	56,3	1,0	35 640
Limpopo	51 611	59 131	1,4	14,6	0,2	7 520
Total	3 588 953	2 738 303	100,0	-23,7	-23,7	-850 650

¹ 2023 and 2024 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

² The contribution (percentage points) is calculated by multiplying the percentage change by its weight, divided by 100, where the weight is the percentage contribution of each province to the cumulative total buildings reported as completed during the previous year.

Two provinces reported year-on-year decreases in the value of buildings completed in January 2024, of which Gauteng (contributing -29,5 percentage points or -R1 059,2 million) was the largest negative contributor. KwaZulu-Natal (contributing 11,5 percentage points or R412,3 million) was the largest positive contributor – see Table F.

Buildings reported as completed at constant 2019 prices

Table G – Buildings reported as completed to larger municipalities at constant 2019 prices by type of building

Type of building	Jan 2023 ¹	Jan 2024 ¹	Difference in value between Jan 2023 and Jan 2024	% change between Jan 2023 and Jan 2024
	R'000	R'000	R'000	
Residential buildings	1 256 732	1 098 200	-158 532	-12,6
Non-residential buildings	1 139 546	478 830	-660 716	-58,0
Additions and alterations	420 797	452 846	32 049	7,6
Total	2 817 075	2 029 876	-787 199	-27,9

¹ 2023 and 2024 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

The real value of buildings reported as completed (at constant 2019 prices) decreased by 27,9% (-R787,2 million) in January 2024 compared with January 2023. Decreases were reported for non-residential buildings (-58,0% or -R660,7 million) and residential buildings (-12,6% or -R158,5 million). Additions and alterations rose by 7,6% (R32,0 million) – see Table G.

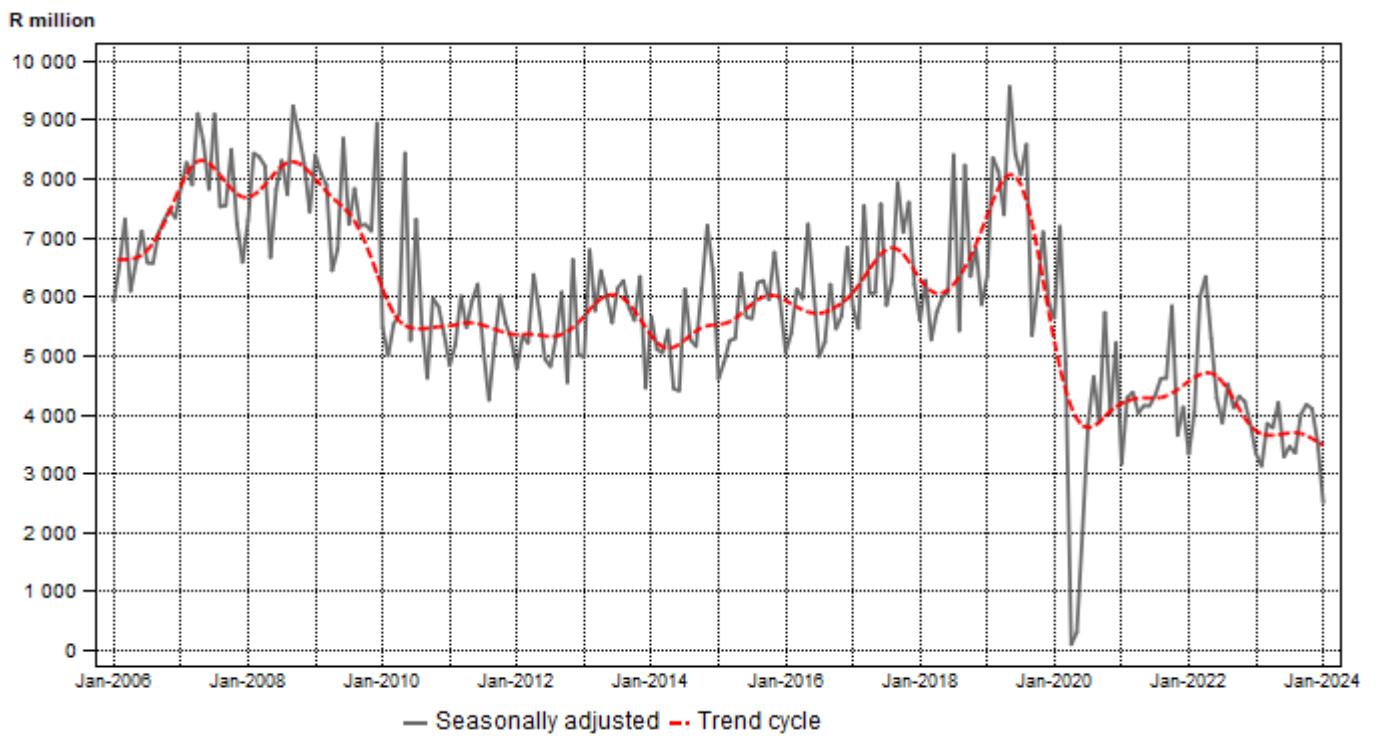
Table H – Seasonally adjusted buildings reported as completed to larger municipalities at constant 2019 prices for the latest three months by type of building

Type of building	Aug – Oct 2023	Nov 2023 – Jan 2024	% change between Aug – Oct 2023 and Nov 2023 – Jan 2024
	R'000	R'000	
Residential buildings	7 069 052	5 964 609	-15,6
Non-residential buildings ¹	2 596 387	2 178 939	-16,1
Additions and alterations	1 862 064	2 023 825	8,7
Total	11 527 503	10 167 373	-11,8

¹ Not seasonally adjusted because the presence of seasonality is not significant. See notes 10 and 11 on page 42.

The seasonally adjusted real value of buildings reported as completed decreased by 11,8% in the three months ended January 2024 compared with the previous three months. Decreases were reported for non-residential buildings (-16,1%) and residential buildings (-15,6%). An increase was reported for additions and alterations (8,7%) – see Table H.

Figure 2 – Buildings reported as completed to larger municipalities at constant 2019 prices



Risenga Maluleke
Statistician-General

Tables

Table 1 – Value and percentage change of building plans passed by larger municipalities at current prices by type of building

Year and month ²		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2023	January	2 761 377	-51,8	721 791	-49,0	1 882 313	4,7	5 365 481	-40,0
	February	5 305 695	16,1	1 856 777	-17,7	2 639 147	8,0	9 801 619	5,8
	March	4 655 553	-8,9	1 696 971	-50,1	2 152 231	-17,1	8 504 755	-23,4
	April	4 613 802	-4,9	2 035 643	78,2	2 270 843	-8,4	8 920 288	5,3
	May	4 438 281	-11,0	2 059 644	22,5	2 959 940	-4,5	9 457 865	-3,2
	June	4 723 371	-23,7	4 622 149	179,7	2 768 581	1,9	12 114 101	14,7
	July	4 298 223	-20,8	1 055 623	-7,1	2 453 173	-19,2	7 807 019	-18,7
	August	3 929 094	-19,4	2 135 385	17,1	2 549 565	-29,7	8 614 044	-16,6
	September	4 478 991	-12,2	1 024 407	-45,6	2 384 182	-24,2	7 887 580	-22,1
	October	4 019 390	-31,3	1 101 434	-26,2	2 990 523	-3,1	8 111 347	-22,2
	November	4 466 586	-27,7	1 664 278	-40,2	2 781 043	-9,7	8 911 907	-26,0
	December	2 671 199	-21,5	1 563 744	-13,6	1 814 476	-12,8	6 049 419	-17,1
	Total	50 361 562	-19,1	21 537 846	-4,2	29 646 017	-10,7	101 545 425	-13,9
2024	January	2 568 825	-7,0	609 440	-15,6	1 396 291	-25,8	4 574 556	-14,7

¹ The percentage change is the change in the value of building plans passed by municipalities of the relevant year/month compared with the corresponding period of the previous year expressed as a percentage.

² Preliminary figures.

Table 2 – Seasonally adjusted value and percentage change of building plans passed by larger municipalities at current prices by type of building

Year and month		Residential buildings		Non-residential buildings ³		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2023	January	3 948 254	-11,9	721 791	-60,1	2 639 902	3,8	7 309 947	-17,2
	February	5 427 178	37,5	1 856 777	157,2	2 691 903	2,0	9 975 858	36,5
	March	4 366 730	-19,5	1 696 971	-8,6	2 096 099	-22,1	8 159 800	-18,2
	April	5 035 367	15,3	2 035 643	20,0	2 657 805	26,8	9 728 815	19,2
	May	4 194 555	-16,7	2 059 644	1,2	2 819 458	6,1	9 073 657	-6,7
	June	4 327 646	3,2	4 622 149	124,4	2 645 200	-6,2	11 594 995	27,8
	July	4 049 218	-6,4	1 055 623	-77,2	2 219 549	-16,1	7 324 390	-36,8
	August	3 402 587	-16,0	2 135 385	102,3	2 321 345	4,6	7 859 317	7,3
	September	4 435 961	30,4	1 024 407	-52,0	2 172 879	-6,4	7 633 247	-2,9
	October	3 618 660	-18,4	1 101 434	7,5	2 648 814	21,9	7 368 908	-3,5
	November	4 369 471	20,7	1 664 278	51,1	2 523 393	-4,7	8 557 142	16,1
	December	3 622 813	-17,1	1 563 744	-6,0	2 326 853	-7,8	7 513 410	-12,2
2024	January	3 586 420	-1,0	609 440	-61,0	1 865 389	-19,8	6 061 249	-19,3
	Aug – Oct 23	11 457 208		4 261 226		7 143 038		22 861 472	
	Nov 23 – Jan 24 ²	11 578 704	1,1	3 837 462	-9,9	6 715 635	-6,0	22 131 801	-3,2

¹ The percentage change is the change in the seasonally adjusted value of building plans passed by municipalities of the relevant month compared with the previous month expressed as a percentage.

² The percentage change is the change in the seasonally adjusted value of building plans passed by municipalities for the latest three months compared with the previous three months expressed as a percentage.

³ Not seasonally adjusted because the presence of seasonality is not significant. See notes 10 and 11 on page 42.

Table 3 – Value and percentage change of building plans passed by larger municipalities at constant 2019 prices by type of building

Year and month ²		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2023	January	2 167 486	-54,3	566 555	-51,6	1 477 483	-0,7	4 211 524	-43,1
	February	4 103 399	9,3	1 436 022	-22,5	2 041 104	1,6	7 580 525	-0,5
	March	3 567 474	-14,2	1 300 361	-53,0	1 649 219	-21,9	6 517 054	-27,9
	April	3 535 480	-9,5	1 559 880	69,5	1 740 110	-12,9	6 835 470	0,1
	May	3 385 416	-14,5	1 571 048	17,8	2 257 773	-8,2	7 214 237	-6,9
	June	3 611 140	-26,2	3 533 753	170,7	2 116 652	-1,4	9 261 545	11,0
	July	3 266 127	-23,3	802 145	-10,0	1 864 113	-21,7	5 932 385	-21,2
	August	2 974 333	-22,6	1 616 491	12,4	1 930 026	-32,5	6 520 850	-19,9
	September	3 370 196	-16,6	770 810	-48,4	1 793 967	-28,0	5 934 973	-26,0
	October	3 017 560	-35,2	826 902	-30,4	2 245 137	-8,7	6 089 599	-26,7
	November	3 340 752	-31,9	1 244 785	-43,7	2 080 062	-14,9	6 665 599	-30,3
	December	1 987 499	-26,3	1 163 500	-18,9	1 350 057	-18,1	4 501 056	-22,1
	Total	38 326 862	-23,1	16 392 252	-9,0	22 545 703	-14,9	77 264 817	-18,1
2024	January	1 904 244	-12,1	451 772	-20,3	1 035 056	-29,9	3 391 072	-19,5

¹ The percentage change is the change in the value of building plans passed by municipalities of the relevant year/month compared with the corresponding period of the previous year expressed as a percentage.

² Preliminary figures.

Table 4 – Seasonally adjusted value and percentage change of building plans passed by larger municipalities at constant 2019 prices by type of building

Year and month		Residential buildings		Non-residential buildings ³		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2023	January	3 069 480	-11,9	566 555	-60,5	2 067 524	3,1	5 703 559	-17,6
	February	4 232 632	37,9	1 436 022	153,5	2 082 446	0,7	7 751 100	35,9
	March	3 320 520	-21,5	1 300 361	-9,4	1 606 467	-22,9	6 227 348	-19,7
	April	3 878 772	16,8	1 559 880	20,0	2 038 305	26,9	7 476 957	20,1
	May	3 195 509	-17,6	1 571 048	0,7	2 156 960	5,8	6 923 517	-7,4
	June	3 304 317	3,4	3 533 753	124,9	2 026 653	-6,0	8 864 723	28,0
	July	3 074 541	-7,0	802 145	-77,3	1 689 675	-16,6	5 566 361	-37,2
	August	2 609 232	-15,1	1 616 491	101,5	1 757 553	4,0	5 983 276	7,5
	September	3 360 117	28,8	770 810	-52,3	1 634 034	-7,0	5 764 961	-3,6
	October	2 728 752	-18,8	826 902	7,3	1 986 627	21,6	5 542 281	-3,9
	November	3 243 879	18,9	1 244 785	50,5	1 883 947	-5,2	6 372 611	15,0
	December	2 646 053	-18,4	1 163 500	-6,5	1 723 834	-8,5	5 533 387	-13,2
2024	January	2 624 110	-0,8	451 772	-61,2	1 380 368	-19,9	4 456 250	-19,5
	Aug – Oct 23	8 698 101		3 214 203		5 378 214		17 290 518	
	Nov 23 – Jan 24 ²	8 514 042	-2,1	2 860 057	-11,0	4 988 149	-7,3	16 362 248	-5,4

¹ The percentage change is the change in the seasonally adjusted value of building plans passed by municipalities of the relevant month compared with the previous month expressed as a percentage.

² The percentage change is the change in the seasonally adjusted value of building plans passed by municipalities for the latest three months compared with the previous three months expressed as a percentage.

³ Not seasonally adjusted because the presence of seasonality is not significant. See notes 10 and 11 on page 42.

Table 5 – Value and percentage change of buildings reported as completed to larger municipalities at current prices by type of building

Year and month ²		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2023	January	1 601 076	-16,4	1 451 781	216,5	536 096	-29,9	3 588 953	14,3
	February	2 414 223	4,5	569 750	-55,2	851 184	-25,8	3 835 157	-18,9
	March	2 752 569	-13,9	1 709 220	-34,9	674 075	-64,4	5 135 864	-33,4
	April	2 532 811	-24,4	1 347 813	15,0	693 048	-73,6	4 573 672	-36,0
	May	3 965 807	28,8	649 310	-42,9	853 995	-64,6	5 469 112	-17,5
	June	2 832 834	-5,0	754 080	-48,2	779 664	-23,2	4 366 578	-19,9
	July	2 658 357	-4,8	1 236 636	5,9	710 048	-29,6	4 605 041	-7,3
	August	3 057 825	-5,1	668 846	-46,4	754 093	-43,6	4 480 764	-22,8
	September	3 577 785	5,1	1 243 356	12,9	777 404	-24,3	5 598 545	1,2
	October	3 150 698	-11,6	1 537 808	43,8	1 095 896	13,7	5 784 402	3,3
	November	3 543 845	-15,6	1 678 880	75,7	1 014 084	-4,4	6 236 809	0,3
	December	3 283 587	3,4	597 276	-45,1	846 051	34,8	4 726 914	-3,3
	Total	35 371 417	-4,9	13 444 756	-8,9	9 585 638	-39,6	58 401 811	-13,9
2024	January	1 481 472	-7,5	645 942	-55,5	610 889	14,0	2 738 303	-23,7

¹ The percentage change is the change in the value of buildings reported as completed to municipalities of the relevant year/month compared with the corresponding period of the previous year expressed as a percentage.

² Preliminary figures.

Table 6 – Seasonally adjusted value and percentage change of buildings reported as completed to larger municipalities at current prices by type of building

Year and month		Residential buildings		Non-residential buildings ³		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2023	January	2 172 003	-28,2	1 451 781	33,5	648 488	-12,0	4 272 272	-11,9
	February	2 662 939	22,6	569 750	-60,8	818 902	26,3	4 051 591	-5,2
	March	2 748 054	3,2	1 709 220	200,0	575 122	-29,8	5 032 396	24,2
	April	2 742 016	-0,2	1 347 813	-21,1	835 321	45,2	4 925 150	-2,1
	May	3 993 216	45,6	649 310	-51,8	872 328	4,4	5 514 854	12,0
	June	2 803 246	-29,8	754 080	16,1	736 806	-15,5	4 294 132	-22,1
	July	2 605 710	-7,0	1 236 636	64,0	707 846	-3,9	4 550 192	6,0
	August	3 084 057	18,4	668 846	-45,9	680 057	-3,9	4 432 960	-2,6
	September	3 300 561	7,0	1 243 356	85,9	763 123	12,2	5 307 040	19,7
	October	2 994 431	-9,3	1 537 808	23,7	1 027 820	34,7	5 560 059	4,8
	November	2 887 418	-3,6	1 678 880	9,2	924 886	-10,0	5 491 184	-1,2
	December	3 117 115	8,0	597 276	-64,4	1 049 533	13,5	4 763 924	-13,2
2024	January	2 010 081	-35,5	645 942	8,1	750 473	-28,5	3 406 496	-28,5
	Aug – Oct 23	9 379 049		3 450 010		2 471 000		15 300 059	
	Nov 23 – Jan 24 ²	8 014 614	-14,5	2 922 098	-15,3	2 724 892	10,3	13 661 604	-10,7

¹ The percentage change is the change in the seasonally adjusted value of buildings reported as completed to municipalities of the relevant month compared with the previous month expressed as a percentage.

² The percentage change is the change in the seasonally adjusted value of buildings reported as completed to municipalities for the latest three months compared with the previous three months expressed as a percentage.

³ Not seasonally adjusted because the presence of seasonality is not significant. See notes 10 and 11 on page 42.

Table 7 – Value and percentage change of buildings reported as completed to larger municipalities at constant 2019 prices by type of building

Year and month ²		Residential buildings		Non-residential buildings		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2023	January	1 256 732	-20,7	1 139 546	200,1	420 797	-33,5	2 817 075	8,4
	February	1 867 148	-1,6	440 642	-57,8	658 302	-30,2	2 966 092	-23,7
	March	2 109 248	-18,9	1 309 747	-38,7	516 533	-66,4	3 935 528	-37,3
	April	1 940 851	-28,1	1 032 807	9,3	531 071	-74,9	3 504 729	-39,1
	May	3 025 024	23,8	495 278	-45,1	651 407	-66,0	4 171 709	-20,7
	June	2 165 775	-8,0	576 514	-49,8	596 073	-25,6	3 338 362	-22,5
	July	2 020 028	-7,8	939 693	2,6	539 550	-31,8	3 499 271	-10,2
	August	2 314 780	-8,9	506 318	-48,6	570 850	-45,8	3 391 948	-25,9
	September	2 692 088	-0,2	935 558	7,2	584 954	-28,1	4 212 600	-3,9
	October	2 365 389	-16,6	1 154 511	35,6	822 745	7,2	4 342 645	-2,6
	November	2 650 595	-20,5	1 255 707	65,6	758 477	-10,0	4 664 779	-5,4
	December	2 443 145	-2,9	444 402	-48,4	629 502	26,6	3 517 049	-9,2
	Total	26 850 803	-9,6	10 230 723	-13,3	7 280 261	-42,7	44 361 787	-18,2
2024	January	1 098 200	-12,6	478 830	-58,0	452 846	7,6	2 029 876	-27,9

¹ The percentage change is the change in the value of buildings reported as completed to municipalities of the relevant year/month compared with the corresponding period of the previous year expressed as a percentage.

² Preliminary figures.

Table 8 – Seasonally adjusted value and percentage change of buildings reported as completed to larger municipalities at constant 2019 prices by type of building

Year and month		Residential buildings		Non-residential buildings ³		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2023	January	1 700 643	-28,9	1 139 546	32,2	503 038	-14,4	3 343 227	-12,9
	February	2 054 605	20,8	440 642	-61,3	631 493	25,5	3 126 740	-6,5
	March	2 102 374	2,3	1 309 747	197,2	439 081	-30,5	3 851 202	23,2
	April	2 102 061	0,0	1 032 807	-21,1	645 214	46,9	3 780 082	-1,8
	May	3 049 906	45,1	495 278	-52,0	664 718	3,0	4 209 902	11,4
	June	2 143 412	-29,7	576 514	16,4	564 830	-15,0	3 284 756	-22,0
	July	1 983 914	-7,4	939 693	63,0	539 252	-4,5	3 462 859	5,4
	August	2 332 150	17,6	506 318	-46,1	513 692	-4,7	3 352 160	-3,2
	September	2 489 111	6,7	935 558	84,8	577 154	12,4	4 001 823	19,4
	October	2 247 791	-9,7	1 154 511	23,4	771 218	33,6	4 173 520	4,3
	November	2 163 384	-3,8	1 255 707	8,8	687 700	-10,8	4 106 791	-1,6
	December	2 313 886	7,0	444 402	-64,6	785 997	14,3	3 544 285	-13,7
2024	January	1 487 339	-35,7	478 830	7,7	550 128	-30,0	2 516 297	-29,0
	Aug – Oct 23	7 069 052		2 596 387		1 862 064		11 527 503	
	Nov 23 – Jan 24 ²	5 964 609	-15,6	2 178 939	-16,1	2 023 825	8,7	10 167 373	-11,8

¹ The percentage change is the change in the seasonally adjusted value of buildings reported as completed to municipalities of the relevant month compared with the previous month expressed as a percentage.

² The percentage change is the change in the seasonally adjusted value of buildings reported as completed to municipalities for the latest three months compared with the previous three months expressed as a percentage.

³ Not seasonally adjusted because the presence of seasonality is not significant. See notes 10 and 11 on page 42.

Table 9 – Building plans passed by larger municipalities at current prices by type of building: South Africa

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	448	177	382	-14,7	
		square metres	20 714	9 241	21 255	2,6	
		R'000	145 224	66 149	166 067	14,4	
	Dwelling-houses >= 80 square metres	Number	813	673	751	-7,6	
		square metres	231 394	208 341	209 734	-9,4	
		R'000	1 931 988	1 743 687	1 810 822	-6,3	
	Flats and townhouses	Number	745	641	452	-39,3	
		square metres	64 669	81 407	64 503	-0,3	
		R'000	677 564	754 968	565 018	-16,6	
	Other residential buildings ²	square metres	1 004	12 275	3 518	250,4	
		R'000	6 601	106 395	26 918	307,8	
Total residential buildings		R'000	2 761 377	2 671 199	2 568 825	-7,0	
Non-residential buildings	Office and banking space	square metres	14 309	13 830	7 554	-47,2	
		R'000	119 743	172 903	60 872	-49,2	
	Shopping space	square metres	25 246	11 694	25 962	2,8	
		R'000	200 159	91 837	198 236	-1,0	
	Industrial and warehouse space	square metres	32 828	126 010	33 562	2,2	
		R'000	233 308	919 288	257 973	10,6	
	Other non-residential buildings ³	square metres	19 731	44 862	12 418	-37,1	
		R'000	168 581	379 716	92 359	-45,2	
Total non-residential buildings		R'000	721 791	1 563 744	609 440	-15,6	
Additions and alterations	Dwelling-houses	square metres	169 718	137 221	129 203	-23,9	
		R'000	1 481 700	1 164 099	1 123 225	-24,2	
	Other buildings ⁴	square metres	34 486	69 598	27 234	-21,0	
		R'000	400 613	650 377	273 066	-31,8	
	Total additions and alterations		R'000	1 882 313	1 814 476	1 396 291	-25,8
Building plans passed		Total at current prices	R'000	5 365 481	6 049 419	4 574 556	-14,7

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 10 – Building plans passed by larger municipalities at current prices by type of building: Western Cape

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	267	105	119	-55,4	
		square metres	11 480	4 876	5 339	-53,5	
		R'000	75 952	33 877	33 181	-56,3	
	Dwelling-houses >= 80 square metres	Number	352	273	273	-22,4	
		square metres	92 612	77 479	68 190	-26,4	
		R'000	683 853	605 598	541 935	-20,8	
	Flats and townhouses	Number	154	405	171	11,0	
		square metres	21 022	51 262	23 119	10,0	
		R'000	191 595	436 993	189 495	-1,1	
	Other residential buildings ²	square metres	876	6 503	273	-68,8	
		R'000	5 545	58 590	2 048	-63,1	
Total residential buildings		R'000	956 945	1 135 058	766 659	-19,9	
Non-residential buildings	Office and banking space	square metres	5 200	740	893	-82,8	
		R'000	46 919	6 570	8 193	-82,5	
	Shopping space	square metres	10 050	2 018	3 972	-60,5	
		R'000	93 568	17 658	37 295	-60,1	
	Industrial and warehouse space	square metres	4 536	16 568	7 369	62,5	
		R'000	35 895	128 493	50 665	41,1	
	Other non-residential buildings ³	square metres	7 715	22 035	4 229	-45,2	
		R'000	55 465	173 320	31 139	-43,9	
	Total non-residential buildings		R'000	231 847	326 041	127 292	-45,1
	Additions and alterations	Dwelling-houses	square metres	67 224	46 650	34 202	-49,1
R'000			539 485	353 993	245 179	-54,6	
Other buildings ⁴		square metres	10 827	14 785	12 686	17,2	
		R'000	149 043	151 990	128 570	-13,7	
Total additions and alterations		R'000	688 528	505 983	373 749	-45,7	
Building plans passed		Total at current prices	R'000	1 877 320	1 967 082	1 267 700	-32,5

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 11 – Building plans passed by larger municipalities at current prices by type of building: Eastern Cape

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	7	23	5	-28,6	
		square metres	458	1 192	329	-28,2	
		R'000	3 690	9 353	2 491	-32,5	
	Dwelling-houses >= 80 square metres	Number	63	52	47	-25,4	
		square metres	13 352	12 726	9 700	-27,4	
		R'000	110 273	104 499	80 002	-27,5	
	Flats and townhouses	Number	4	2	26	550,0	
		square metres	1 181	307	3 001	154,1	
		R'000	9 740	2 532	24 184	148,3	
	Other residential buildings ²	square metres	0	383	0	..	
		R'000	0	2 173	0	..	
	Total residential buildings		R'000	123 703	118 557	106 677	-13,8
Non-residential buildings	Office and banking space	square metres	0	108	2 276	..	
		R'000	0	861	14 080	..	
	Shopping space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Industrial and warehouse space	square metres	4 518	7 868	0	-100,0	
		R'000	37 260	64 887	0	-100,0	
	Other non-residential buildings ³	square metres	1 570	0	2 331	48,5	
		R'000	12 939	0	19 216	48,5	
	Total non-residential buildings		R'000	50 199	65 748	33 296	-33,7
	Additions and alterations	Dwelling-houses	square metres	9 052	15 698	15 449	70,7
R'000			72 689	127 792	123 333	69,7	
Other buildings ⁴		square metres	2 886	33 217	2 558	-11,4	
		R'000	22 450	290 995	22 030	-1,9	
Total additions and alterations		R'000	95 139	418 787	145 363	52,8	
Building plans passed		Total at current prices	R'000	269 041	603 092	285 336	6,1

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 12 – Building plans passed by larger municipalities at current prices by type of building: Northern Cape

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	1	2	4	300,0	
		square metres	70	109	183	161,4	
		R'000	659	1 026	1 722	161,3	
	Dwelling-houses >= 80 square metres	Number	15	7	12	-20,0	
		square metres	2 504	1 515	2 250	-10,1	
		R'000	21 905	11 941	19 314	-11,8	
	Flats and townhouses	Number	0	2	0	..	
		square metres	0	183	0	..	
		R'000	0	1 723	0	..	
	Other residential buildings ²	square metres	0	3 064	0	..	
		R'000	0	28 841	0	..	
	Total residential buildings		R'000	22 564	43 531	21 036	-6,8
Non-residential buildings	Office and banking space	square metres	0	0	947	..	
		R'000	0	0	5 914	..	
	Shopping space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Industrial and warehouse space	square metres	0	188	0	..	
		R'000	0	1 770	0	..	
	Other non-residential buildings ³	square metres	0	11 968	0	..	
		R'000	0	112 654	0	..	
Total non-residential buildings		R'000	0	114 424	5 914	..	
Additions and alterations	Dwelling-houses	square metres	4 814	1 558	2 073	-56,9	
		R'000	44 225	13 420	18 262	-58,7	
	Other buildings ⁴	square metres	0	510	0	..	
		R'000	1 458	5 251	70	-95,2	
	Total additions and alterations		R'000	45 683	18 671	18 332	-59,9
Building plans passed		Total at current prices	R'000	68 247	176 626	45 282	-33,6

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 13 – Building plans passed by larger municipalities at current prices by type of building: Free State

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	10	0	5	-50,0	
		square metres	541	0	319	-41,0	
		R'000	4 947	0	2 838	-42,6	
	Dwelling-houses >= 80 square metres	Number	24	40	39	62,5	
		square metres	6 236	10 412	9 403	50,8	
		R'000	51 399	83 236	79 129	54,0	
	Flats and townhouses	Number	0	28	0	..	
		square metres	0	1 851	0	..	
		R'000	0	11 448	0	..	
	Other residential buildings ²	square metres	128	142	0	-100,0	
		R'000	1 056	1 366	0	-100,0	
	Total residential buildings		R'000	57 402	96 050	81 967	42,8
Non-residential buildings	Office and banking space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Shopping space	square metres	0	0	11 210	..	
		R'000	0	0	70 238	..	
	Industrial and warehouse space	square metres	0	17 555	5 273	..	
		R'000	0	168 897	42 990	..	
	Other non-residential buildings ³	square metres	0	366	2 979	..	
		R'000	0	3 521	19 638	..	
Total non-residential buildings		R'000	0	172 418	132 866	..	
Additions and alterations	Dwelling-houses	square metres	2 230	3 356	4 112	84,4	
		R'000	16 669	25 190	32 998	98,0	
	Other buildings ⁴	square metres	873	901	1 040	19,1	
		R'000	6 921	8 370	9 868	42,6	
	Total additions and alterations		R'000	23 590	33 560	42 866	81,7
Building plans passed		Total at current prices	R'000	80 992	302 028	257 699	218,2

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 14 – Building plans passed by larger municipalities at current prices by type of building: KwaZulu-Natal

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	2	0	8	300,0	
		square metres	54	0	470	770,4	
		R'000	432	0	3 882	798,6	
	Dwelling-houses >= 80 square metres	Number	40	46	71	77,5	
		square metres	14 129	21 309	21 817	54,4	
		R'000	161 642	230 288	225 608	39,6	
	Flats and townhouses	Number	24	86	35	45,8	
		square metres	4 160	14 019	5 866	41,0	
		R'000	40 761	163 239	52 024	27,6	
	Other residential buildings ²	square metres	0	0	1 902	..	
		R'000	0	0	12 690	..	
	Total residential buildings		R'000	202 835	393 527	294 204	45,0
Non-residential buildings	Office and banking space	square metres	0	0	2 468	..	
		R'000	0	0	24 603	..	
	Shopping space	square metres	0	2 779	0	..	
		R'000	0	17 911	0	..	
	Industrial and warehouse space	square metres	11 382	38 053	2 841	-75,0	
		R'000	73 863	259 938	17 215	-76,7	
	Other non-residential buildings ³	square metres	806	336	1 715	112,8	
		R'000	10 075	2 604	15 092	49,8	
Total non-residential buildings		R'000	83 938	280 453	56 910	-32,2	
Additions and alterations	Dwelling-houses	square metres	12 570	16 947	18 055	43,6	
		R'000	137 843	179 731	191 898	39,2	
	Other buildings ⁴	square metres	9 717	8 163	1 887	-80,6	
		R'000	112 857	99 354	31 970	-71,7	
	Total additions and alterations		R'000	250 700	279 085	223 868	-10,7
Building plans passed		Total at current prices	R'000	537 473	953 065	574 982	7,0

¹ The percentage change between cumulative figures for 2023 and 2024.² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 15 – Building plans passed by larger municipalities at current prices by type of building: North West

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	7	3	12	71,4	
		square metres	307	187	574	87,0	
		R'000	1 879	1 202	4 132	119,9	
	Dwelling-houses >= 80 square metres	Number	48	31	34	-29,2	
		square metres	15 337	9 662	8 739	-43,0	
		R'000	108 301	66 931	64 377	-40,6	
	Flats and townhouses	Number	16	9	9	-43,8	
		square metres	1 268	1 998	792	-37,5	
		R'000	7 616	12 987	4 899	-35,7	
	Other residential buildings ²	square metres	0	1 562	310	..	
		R'000	0	11 264	1 917	..	
	Total residential buildings		R'000	117 796	92 384	75 325	-36,1
Non-residential buildings	Office and banking space	square metres	5 738	0	0	-100,0	
		R'000	33 280	0	0	-100,0	
	Shopping space	square metres	6 114	942	2 438	-60,1	
		R'000	37 815	6 932	19 844	-47,5	
	Industrial and warehouse space	square metres	0	0	479	..	
		R'000	0	0	2 898	..	
	Other non-residential buildings ³	square metres	60	2 873	1 100	1 733,3	
		R'000	371	24 033	6 804	1 734,0	
	Total non-residential buildings		R'000	71 466	30 965	29 546	-58,7
	Additions and alterations	Dwelling-houses	square metres	7 000	4 162	5 783	-17,4
R'000			43 334	29 675	40 410	-6,7	
Other buildings ⁴		square metres	69	990	585	747,8	
		R'000	9 781	12 179	4 969	-49,2	
Total additions and alterations		R'000	53 115	41 854	45 379	-14,6	
Building plans passed		Total at current prices	R'000	242 377	165 203	150 250	-38,0

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 16 – Building plans passed by larger municipalities at current prices by type of building: Gauteng

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	138	33	217	57,2	
		square metres	6 998	2 224	13 247	89,3	
		R'000	52 453	16 114	111 297	112,2	
	Dwelling-houses >= 80 square metres	Number	180	171	210	16,7	
		square metres	55 904	56 428	68 676	22,8	
		R'000	560 286	506 571	659 105	17,6	
	Flats and townhouses	Number	501	108	158	-68,5	
		square metres	32 838	11 271	27 834	-15,2	
		R'000	400 416	123 193	261 474	-34,7	
	Other residential buildings ²	square metres	0	0	1 033	..	
		R'000	0	0	10 263	..	
Total residential buildings		R'000	1 013 155	645 878	1 042 139	2,9	
Non-residential buildings	Office and banking space	square metres	2 971	12 406	230	-92,3	
		R'000	37 016	161 613	2 996	-91,9	
	Shopping space	square metres	1 764	1 600	8 342	372,9	
		R'000	20 497	13 502	70 859	245,7	
	Industrial and warehouse space	square metres	5 386	44 950	12 108	124,8	
		R'000	33 968	288 998	106 810	214,4	
	Other non-residential buildings ³	square metres	8 884	4 207	0	-100,0	
		R'000	85 427	37 969	0	-100,0	
Total non-residential buildings		R'000	176 908	502 082	180 665	2,1	
Additions and alterations	Dwelling-houses	square metres	56 342	40 436	41 198	-26,9	
		R'000	556 246	376 889	412 349	-25,9	
	Other buildings ⁴	square metres	9 877	9 086	6 472	-34,5	
		R'000	88 932	68 459	56 881	-36,0	
	Total additions and alterations		R'000	645 178	445 348	469 230	-27,3
Building plans passed		Total at current prices	R'000	1 835 241	1 593 308	1 692 034	-7,8

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 17 – Building plans passed by larger municipalities at current prices by type of building: Mpumalanga

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	14	9	12	-14,3	
		square metres	677	538	794	17,3	
		R'000	4 369	3 815	6 524	49,3	
	Dwelling-houses >= 80 square metres	Number	60	26	29	-51,7	
		square metres	22 011	9 017	9 692	-56,0	
		R'000	168 918	66 937	61 899	-63,4	
	Flats and townhouses	Number	16	0	8	-50,0	
		square metres	1 025	0	492	-52,0	
		R'000	6 340	0	4 403	-30,6	
	Other residential buildings ²	square metres	0	621	0	..	
		R'000	0	4 161	0	..	
Total residential buildings		R'000	179 627	74 913	72 826	-59,5	
Non-residential buildings	Office and banking space	square metres	400	576	0	-100,0	
		R'000	2 528	3 859	0	-100,0	
	Shopping space	square metres	3 068	4 105	0	-100,0	
		R'000	19 069	34 454	0	-100,0	
	Industrial and warehouse space	square metres	5 557	828	1 097	-80,3	
		R'000	43 008	6 305	7 106	-83,5	
	Other non-residential buildings ³	square metres	696	3 077	0	-100,0	
		R'000	4 304	25 615	0	-100,0	
Total non-residential buildings		R'000	68 909	70 233	7 106	-89,7	
Additions and alterations	Dwelling-houses	square metres	6 643	6 154	6 658	0,2	
		R'000	45 237	42 350	47 108	4,1	
	Other buildings ⁴	square metres	237	1 640	1 295	446,4	
		R'000	3 673	10 534	8 310	126,2	
	Total additions and alterations		R'000	48 910	52 884	55 418	13,3
Building plans passed		Total at current prices	R'000	297 446	198 030	135 350	-54,5

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 18 – Building plans passed by larger municipalities at current prices by type of building: Limpopo

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	2	2	0	-100,0	
		square metres	129	115	0	-100,0	
		R'000	843	762	0	-100,0	
	Dwelling-houses >= 80 square metres	Number	31	27	36	16,1	
		square metres	9 309	9 793	11 267	21,0	
		R'000	65 411	67 686	79 453	21,5	
	Flats and townhouses	Number	30	1	45	50,0	
		square metres	3 175	516	3 399	7,1	
		R'000	21 096	2 853	28 539	35,3	
	Other residential buildings ²	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Total residential buildings		R'000	87 350	71 301	107 992	23,6
Non-residential buildings	Office and banking space	square metres	0	0	740	..	
		R'000	0	0	5 086	..	
	Shopping space	square metres	4 250	250	0	-100,0	
		R'000	29 210	1 380	0	-100,0	
	Industrial and warehouse space	square metres	1 449	0	4 395	203,3	
		R'000	9 314	0	30 289	225,2	
	Other non-residential buildings ³	square metres	0	0	64	..	
		R'000	0	0	470	..	
Total non-residential buildings		R'000	38 524	1 380	35 845	-7,0	
Additions and alterations	Dwelling-houses	square metres	3 843	2 260	1 673	-56,5	
		R'000	25 972	15 059	11 688	-55,0	
	Other buildings ⁴	square metres	0	306	711	..	
		R'000	5 498	3 245	10 398	89,1	
	Total additions and alterations		R'000	31 470	18 304	22 086	-29,8
Building plans passed		Total at current prices	R'000	157 344	90 985	165 923	5,5

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 19 – Buildings reported as completed to larger municipalities at current prices by type of building: South Africa

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	266	369	205	-22,9	
		square metres	13 745	18 648	11 241	-18,2	
		R'000	92 939	125 118	82 158	-11,6	
	Dwelling-houses >= 80 square metres	Number	477	633	366	-23,3	
		square metres	113 304	183 847	98 129	-13,4	
		R'000	998 264	1 589 001	863 826	-13,5	
	Flats and townhouses	Number	592	1 747	532	-10,1	
		square metres	56 489	160 971	50 158	-11,2	
		R'000	488 806	1 397 441	519 362	6,3	
	Other residential buildings ²	square metres	3 527	19 721	1 263	-64,2	
		R'000	21 067	172 027	16 126	-23,5	
	Total residential buildings		R'000	1 601 076	3 283 587	1 481 472	-7,5
Non-residential buildings	Office and banking space	square metres	72 346	20 259	8 696	-88,0	
		R'000	936 953	239 376	77 829	-91,7	
	Shopping space	square metres	22 183	6 748	34 939	57,5	
		R'000	175 653	55 888	376 539	114,4	
	Industrial and warehouse space	square metres	37 496	38 216	21 079	-43,8	
		R'000	243 342	235 216	165 237	-32,1	
	Other non-residential buildings ³	square metres	11 996	7 660	3 499	-70,8	
		R'000	95 833	66 796	26 337	-72,5	
Total non-residential buildings		R'000	1 451 781	597 276	645 942	-55,5	
Additions and alterations	Dwelling-houses	square metres	32 798	55 856	46 012	40,3	
		R'000	275 046	493 513	391 753	42,4	
	Other buildings ⁴	square metres	21 071	34 458	17 798	-15,5	
		R'000	261 050	352 538	219 136	-16,1	
Total additions and alterations		R'000	536 096	846 051	610 889	14,0	
Buildings completed	Total at current prices		R'000	3 588 953	4 726 914	2 738 303	-23,7

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 20 – Buildings reported as completed to larger municipalities at current prices by type of building: Western Cape

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	131	153	84	-35,9	
		square metres	6 171	7 389	4 073	-34,0	
		R'000	36 829	49 358	28 982	-21,3	
	Dwelling-houses >= 80 square metres	Number	149	304	126	-15,4	
		square metres	35 758	75 639	31 191	-12,8	
		R'000	246 445	558 993	232 467	-5,7	
	Flats and townhouses	Number	448	1 518	184	-58,9	
		square metres	41 059	139 996	23 315	-43,2	
		R'000	323 852	1 167 402	211 871	-34,6	
	Other residential buildings ²	square metres	3 527	16 018	1 263	-64,2	
		R'000	21 067	140 182	16 126	-23,5	
	Total residential buildings		R'000	628 193	1 915 935	489 446	-22,1
Non-residential buildings	Office and banking space	square metres	0	2 283	0	..	
		R'000	0	20 786	0	..	
	Shopping space	square metres	12 783	2 853	0	-100,0	
		R'000	79 575	20 941	0	-100,0	
	Industrial and warehouse space	square metres	6 533	0	3 387	-48,2	
		R'000	49 152	0	26 744	-45,6	
	Other non-residential buildings ³	square metres	8 101	1 248	3 040	-62,5	
		R'000	56 179	9 351	22 994	-59,1	
	Total non-residential buildings		R'000	184 906	51 078	49 738	-73,1
	Additions and alterations	Dwelling-houses	square metres	14 136	14 556	10 017	-29,1
R'000			95 981	112 364	71 964	-25,0	
Other buildings ⁴		square metres	16 472	8 858	8 430	-48,8	
		R'000	158 602	105 391	88 552	-44,2	
Total additions and alterations		R'000	254 583	217 755	160 516	-36,9	
Buildings completed		Total at current prices	R'000	1 067 682	2 184 768	699 700	-34,5

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 21 – Buildings reported as completed to larger municipalities at current prices by type of building: Eastern Cape

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	13	21	4	-69,2	
		square metres	806	1 026	209	-74,1	
		R'000	6 258	8 367	1 691	-73,0	
	Dwelling-houses >= 80 square metres	Number	40	38	15	-62,5	
		square metres	9 005	7 250	4 350	-51,7	
		R'000	76 061	59 328	35 040	-53,9	
	Flats and townhouses	Number	0	27	0	..	
		square metres	0	2 534	0	..	
		R'000	0	20 898	0	..	
	Other residential buildings ²	square metres	0	0	0	..	
		R'000	0	0	0	..	
Total residential buildings		R'000	82 319	88 593	36 731	-55,4	
Non-residential buildings	Office and banking space	square metres	0	2 874	0	..	
		R'000	0	22 912	0	..	
	Shopping space	square metres	0	805	0	..	
		R'000	0	6 639	0	..	
	Industrial and warehouse space	square metres	2 484	3 073	0	-100,0	
		R'000	15 364	16 895	0	-100,0	
	Other non-residential buildings ³	square metres	0	3 958	0	..	
		R'000	0	32 642	0	..	
	Total non-residential buildings		R'000	15 364	79 088	0	-100,0
	Additions and alterations	Dwelling-houses	square metres	2 958	17 596	13 063	341,6
R'000			25 029	140 788	106 207	324,3	
Other buildings ⁴		square metres	147	9 817	5 078	3 354,4	
		R'000	4 194	80 728	51 316	1 123,6	
Total additions and alterations		R'000	29 223	221 516	157 523	439,0	
Buildings completed		Total at current prices	R'000	126 906	389 197	194 254	53,1

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 22 – Buildings reported as completed to larger municipalities at current prices by type of building: Northern Cape

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	0	0	0	..	
		square metres	0	0	0	..	
		R'000	0	0	0	..	
	Dwelling-houses >= 80 square metres	Number	1	5	2	100,0	
		square metres	332	1 215	429	29,2	
		R'000	3 125	11 437	4 038	29,2	
	Flats and townhouses	Number	0	0	0	..	
		square metres	0	0	0	..	
		R'000	0	0	0	..	
	Other residential buildings ²	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Total residential buildings		R'000	3 125	11 437	4 038	29,2
Non-residential buildings	Office and banking space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Shopping space	square metres	0	2 803	0	..	
		R'000	0	26 385	0	..	
	Industrial and warehouse space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Other non-residential buildings ³	square metres	0	587	0	..	
		R'000	0	5 525	0	..	
	Total non-residential buildings		R'000	0	31 910	0	..
	Additions and alterations	Dwelling-houses	square metres	595	396	1 238	108,1
R'000			5 601	3 728	11 653	108,1	
Other buildings ⁴		square metres	554	0	819	47,8	
		R'000	5 215	180	7 799	49,5	
Total additions and alterations		R'000	10 816	3 908	19 452	79,8	
Buildings completed		Total at current prices	R'000	13 941	47 255	23 490	68,5

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 23 – Buildings reported as completed to larger municipalities at current prices by type of building: Free State

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	0	0	0	..	
		square metres	0	0	0	..	
		R'000	0	0	0	..	
	Dwelling-houses >= 80 square metres	Number	4	9	10	150,0	
		square metres	736	1 914	2 094	184,5	
		R'000	4 612	14 756	14 070	205,1	
	Flats and townhouses	Number	0	0	0	..	
		square metres	0	0	0	..	
		R'000	0	0	0	..	
	Other residential buildings ²	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Total residential buildings		R'000	4 612	14 756	14 070	205,1
Non-residential buildings	Office and banking space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Shopping space	square metres	0	0	145	..	
		R'000	0	0	897	..	
	Industrial and warehouse space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Other non-residential buildings ³	square metres	0	0	0	..	
		R'000	0	0	0	..	
Total non-residential buildings		R'000	0	0	897	..	
Additions and alterations	Dwelling-houses	square metres	262	860	3 193	1 118,7	
		R'000	1 639	6 768	19 836	1 110,3	
	Other buildings ⁴	square metres	0	0	0	..	
		R'000	0	0	3 365	..	
Total additions and alterations		R'000	1 639	6 768	23 201	1 315,6	
Buildings completed		Total at current prices	R'000	6 251	21 524	38 168	510,6

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 24 – Buildings reported as completed to larger municipalities at current prices by type of building: KwaZulu-Natal

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	0	2	6	..	
		square metres	0	110	367	..	
		R'000	0	1 309	3 274	..	
	Dwelling-houses >= 80 square metres	Number	28	54	37	32,1	
		square metres	9 450	17 763	11 023	16,6	
		R'000	110 250	200 953	112 669	2,2	
	Flats and townhouses	Number	33	33	86	160,6	
		square metres	4 482	3 670	6 216	38,7	
		R'000	57 030	42 263	49 604	-13,0	
	Other residential buildings ²	square metres	0	3 703	0	..	
		R'000	0	31 845	0	..	
Total residential buildings		R'000	167 280	276 370	165 547	-1,0	
Non-residential buildings	Office and banking space	square metres	2 176	0	0	-100,0	
		R'000	22 848	0	0	-100,0	
	Shopping space	square metres	1 221	0	33 849	2 672,2	
		R'000	8 547	0	369 577	4 224,1	
	Industrial and warehouse space	square metres	1 340	31 853	9 323	595,7	
		R'000	8 040	197 649	70 241	773,6	
	Other non-residential buildings ³	square metres	35	1 273	0	-100,0	
		R'000	438	14 003	0	-100,0	
	Total non-residential buildings		R'000	39 873	211 652	439 818	1 003,0
	Additions and alterations	Dwelling-houses	square metres	4 329	6 386	5 061	16,9
R'000			49 863	71 595	58 343	17,0	
Other buildings ⁴		square metres	1 561	11 833	101	-93,5	
		R'000	17 595	128 643	23 187	31,8	
Total additions and alterations		R'000	67 458	200 238	81 530	20,9	
Buildings completed		Total at current prices	R'000	274 611	688 260	686 895	150,1

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 25 – Buildings reported as completed to larger municipalities at current prices by type of building: North West

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	7	72	4	-42,9	
		square metres	465	3 168	264	-43,2	
		R'000	2 713	13 033	1 777	-34,5	
	Dwelling-houses >= 80 square metres	Number	32	19	38	18,8	
		square metres	6 237	7 838	8 191	31,3	
		R'000	42 264	63 351	60 865	44,0	
	Flats and townhouses	Number	0	0	0	..	
		square metres	0	0	0	..	
		R'000	0	0	0	..	
	Other residential buildings ²	square metres	0	0	0	..	
		R'000	0	0	0	..	
Total residential buildings		R'000	44 977	76 384	62 642	39,3	
Non-residential buildings	Office and banking space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Shopping space	square metres	45	0	0	-100,0	
		R'000	278	0	0	-100,0	
	Industrial and warehouse space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Other non-residential buildings ³	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Total non-residential buildings		R'000	278	0	0	-100,0
Additions and alterations	Dwelling-houses	square metres	1 296	102	1 971	52,1	
		R'000	7 873	617	13 503	71,5	
	Other buildings ⁴	square metres	0	163	336	..	
		R'000	17 295	2 868	6 599	-61,8	
Total additions and alterations		R'000	25 168	3 485	20 102	-20,1	
Buildings completed		Total at current prices	R'000	70 423	79 869	82 744	17,5

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 26 – Buildings reported as completed to larger municipalities at current prices by type of building: Gauteng

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	109	119	101	-7,3	
		square metres	5 905	6 860	5 932	0,5	
		R'000	44 463	52 273	43 678	-1,8	
	Dwelling-houses >= 80 square metres	Number	180	160	114	-36,7	
		square metres	41 179	60 477	35 375	-14,1	
		R'000	437 568	591 761	365 994	-16,4	
	Flats and townhouses	Number	110	143	262	138,2	
		square metres	10 746	12 460	20 627	92,0	
		R'000	106 480	146 510	257 887	142,2	
	Other residential buildings ²	square metres	0	0	0	..	
		R'000	0	0	0	..	
Total residential buildings		R'000	588 511	790 544	667 559	13,4	
Non-residential buildings	Office and banking space	square metres	70 170	14 843	0	-100,0	
		R'000	914 105	193 360	0	-100,0	
	Shopping space	square metres	8 134	0	945	-88,4	
		R'000	87 253	0	6 065	-93,0	
	Industrial and warehouse space	square metres	27 139	2 729	3 918	-85,6	
		R'000	170 786	16 816	37 660	-77,9	
	Other non-residential buildings ³	square metres	3 860	339	459	-88,1	
		R'000	39 216	2 993	3 343	-91,5	
	Total non-residential buildings		R'000	1 211 360	213 169	47 068	-96,1
	Additions and alterations	Dwelling-houses	square metres	8 472	15 548	10 554	24,6
R'000			84 069	153 990	103 885	23,6	
Other buildings ⁴		square metres	2 314	3 787	3 007	29,9	
		R'000	30 287	29 143	36 468	20,4	
Total additions and alterations		R'000	114 356	183 133	140 353	22,7	
Buildings completed		Total at current prices	R'000	1 914 227	1 186 846	854 980	-55,3

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 27 – Buildings reported as completed to larger municipalities at current prices by type of building: Mpumalanga

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	2	1	0	-100,0	
		square metres	107	55	0	-100,0	
		R'000	676	492	0	-100,0	
	Dwelling-houses >= 80 square metres	Number	24	18	14	-41,7	
		square metres	4 318	4 867	2 908	-32,7	
		R'000	34 388	40 259	20 911	-39,2	
	Flats and townhouses	Number	0	26	0	..	
		square metres	0	2 311	0	..	
		R'000	0	20 368	0	..	
	Other residential buildings ²	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Total residential buildings		R'000	35 064	61 119	20 911	-40,4
Non-residential buildings	Office and banking space	square metres	0	259	8 696	..	
		R'000	0	2 318	77 829	..	
	Shopping space	square metres	0	287	0	..	
		R'000	0	1 923	0	..	
	Industrial and warehouse space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Other non-residential buildings ³	square metres	0	255	0	..	
		R'000	0	2 282	0	..	
	Total non-residential buildings		R'000	0	6 523	77 829	..
	Additions and alterations	Dwelling-houses	square metres	168	255	0	-100,0
R'000			1 062	2 584	0	-100,0	
Other buildings ⁴		square metres	23	0	0	-100,0	
		R'000	27 175	0	201	-99,3	
Total additions and alterations		R'000	28 237	2 584	201	-99,3	
Buildings completed		Total at current prices	R'000	63 301	70 226	98 941	56,3

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Table 28 – Buildings reported as completed to larger municipalities at current prices by type of building: Limpopo

			Jan 2023	Dec 2023	Jan 2024	% change ¹	
Category of building	Type of building	Measuring unit					
Residential buildings	Dwelling-houses < 80 square metres	Number	4	1	6	50,0	
		square metres	291	40	396	36,1	
		R'000	2 000	286	2 756	37,8	
	Dwelling-houses >= 80 square metres	Number	19	26	10	-47,4	
		square metres	6 289	6 884	2 568	-59,2	
		R'000	43 551	48 163	17 772	-59,2	
	Flats and townhouses	Number	1	0	0	-100,0	
		square metres	202	0	0	-100,0	
		R'000	1 444	0	0	-100,0	
	Other residential buildings ²	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Total residential buildings		R'000	46 995	48 449	20 528	-56,3
Non-residential buildings	Office and banking space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Shopping space	square metres	0	0	0	..	
		R'000	0	0	0	..	
	Industrial and warehouse space	square metres	0	561	4 451	..	
		R'000	0	3 856	30 592	..	
	Other non-residential buildings ³	square metres	0	0	0	..	
		R'000	0	0	0	..	
Total non-residential buildings		R'000	0	3 856	30 592	..	
Additions and alterations	Dwelling-houses	square metres	582	157	915	57,2	
		R'000	3 929	1 079	6 362	61,9	
	Other buildings ⁴	square metres	0	0	27	..	
		R'000	687	5 585	1 649	140,0	
Total additions and alterations		R'000	4 616	6 664	8 011	73,5	
Buildings completed	Total at current prices		R'000	51 611	58 969	59 131	14,6

¹ The percentage change between cumulative figures for 2023 and 2024.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation e.g. hotels, motels, guest-houses, holiday chalets, bed-and-breakfast accommodation and casinos.

³ Other non-residential space includes churches, sport and recreation clubs, schools, crèches, hospitals and all other non-residential space.

⁴ Other buildings include other residential buildings, non-residential buildings and internal alterations. No square metres are collected for internal alterations.

Analysis of revisions

Introduction

Preliminary monthly values of plans passed at constant prices are published approximately seven weeks after the reference month, e.g. preliminary values of plans passed for June are published around mid-August. The preliminary values are revised over the following 24 months, using additional information received from respondents. This and other reasons for revising values of plans passed from time to time are shown in the following revisions schedule.

Revisions schedule for building plans passed at constant prices

Reason for revision	Schedule
Additional information from respondents	Monthly (revision of previous 24 months)
New base year (year for constant prices)	Periodic, approximately four- to five-year intervals

Note that seasonally adjusted values are revised monthly.

Analysis

Revisions may be analysed in terms of several dimensions, namely rand values and/or growth rates (e.g. month-on-month percentage changes, year-on-year percentage changes); current prices and/or constant prices; seasonally adjusted and/or unadjusted data; totals and/or components; preliminary estimate compared with first revision and/or latest available revision; and various combinations of these options.

This analysis is confined to the following:

- Total value of building plans passed, year-on-year growth rate, constant prices, unadjusted.
- Preliminary growth rates are compared with the latest available revised growth rates, where the preliminary growth rate refers to the first year-on-year growth rate published for the month in question.
- Time period: January 2012 to December 2023.

Figure 3 shows the preliminary and revised growth rates (line chart, left vertical axis) and the difference between them (bar chart, right vertical axis, where difference = revised - preliminary).

Table 29 provides key results relating to revisions.

Figure 3 – Value of building plans passed year-on-year growth rates: preliminary and revised

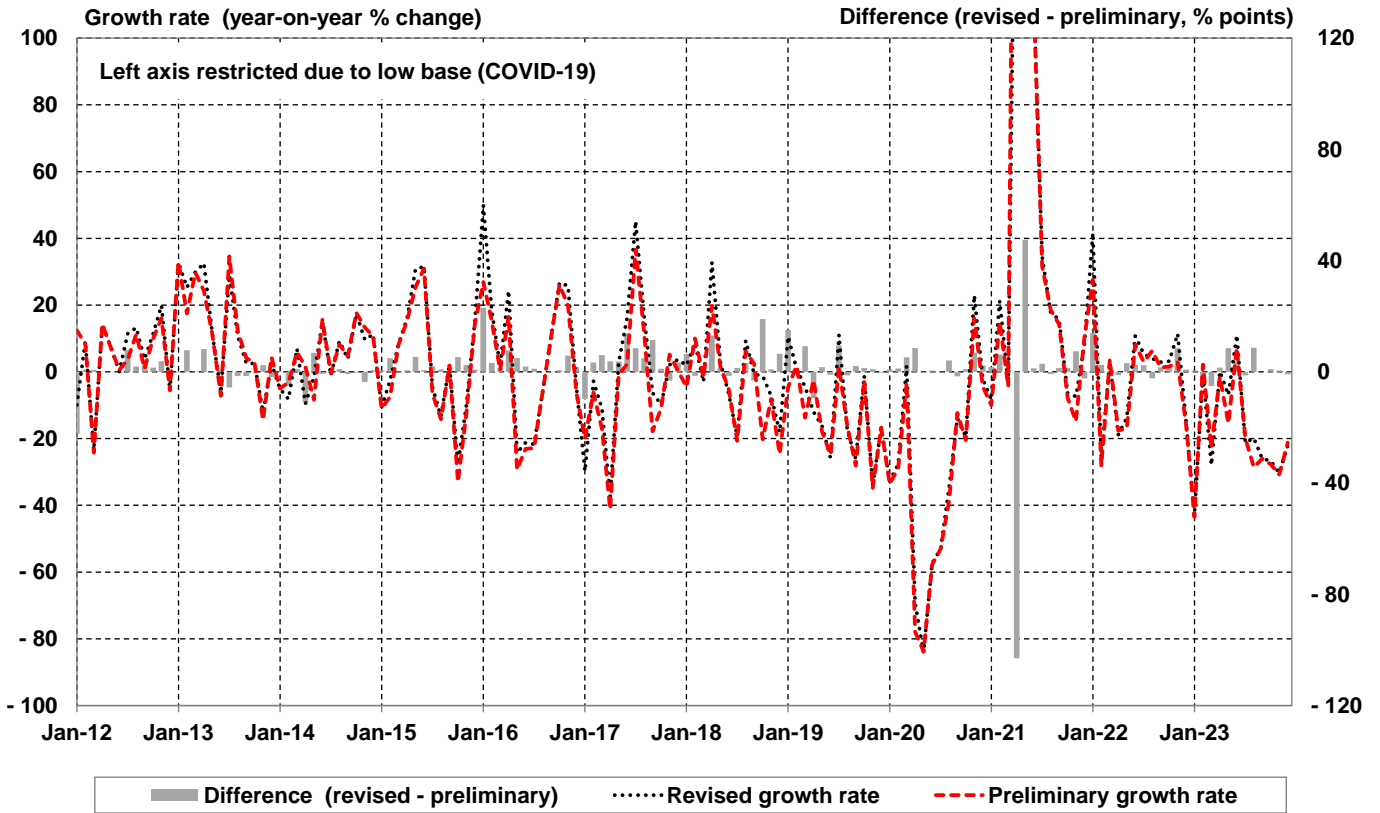


Table 29 – Value of building plans passed year-on-year growth rates: preliminary and revised

Description	Value / outcome	Comment
Average year-on-year growth rate over the whole period	Preliminary: 2,45% Revised: 4,03%	The average of revised growth rates is higher than the average of preliminary growth rates
Mean revision	1,58 percentage points	This is the average of the revisions
Mean absolute revision	4,51 percentage points	Average of the revisions, but based on the absolute value of each revision (positives and negatives do not cancel each other)
Largest upward revision	47,5 percentage points	Preliminary 489,5% was revised up to 537,0% (May 2021; affected by COVID-19)
Largest downward revision	-103,0 percentage points	Preliminary 304,4% was revised down to 201,4% (April 2021; affected by COVID-19)
Range for all revisions	-103,0 to 47,5 percentage points	
Range within which 90% of the revisions lie	-5,1 to 12,6 percentage points	This may be regarded as the normal range for revisions, with revisions outside this range being outliers
Number of upward revisions	99 (or 68,8% of the total observations)	

Description	Value / outcome	Comment
Number of downward revisions	41 (or 28,5% of the total observations)	
Number of zero revisions	4 (or 2,8% of the total observations)	
Is the mean revision (1,58) significantly different from zero?	No	This indicates that there is no bias in the preliminary estimate – see Note 1 below
Standard deviation of the revisions, based on 2012–2019 (this period is used because of the large distortions caused by COVID-19)	5,76 percentage points	Standard deviation is a measure of dispersion about the mean – see the row below
Percentage of revisions that lie within one standard deviation of the mean, based on 2012–2019	81,3%	This is the percentage of revisions that lie between -3,82 and 7,70 percentage points; the higher the percentage, the lower is the dispersion about the mean

Note 1: Is the mean revision significantly different from zero?

The formula for the test statistic is as follows:

$$test\ statistic = \frac{\bar{R}}{\sqrt{\left(\frac{1}{n(n-1)}\right) \left(\sum_{t=1}^n \hat{\epsilon}_t^2 + \frac{3}{4} \sum_{t=2}^n \hat{\epsilon}_t \hat{\epsilon}_{t-1} + \frac{2}{3} \sum_{t=3}^n \hat{\epsilon}_t \hat{\epsilon}_{t-2}\right)}}$$

where

n = number of observations

\bar{R} = mean revision

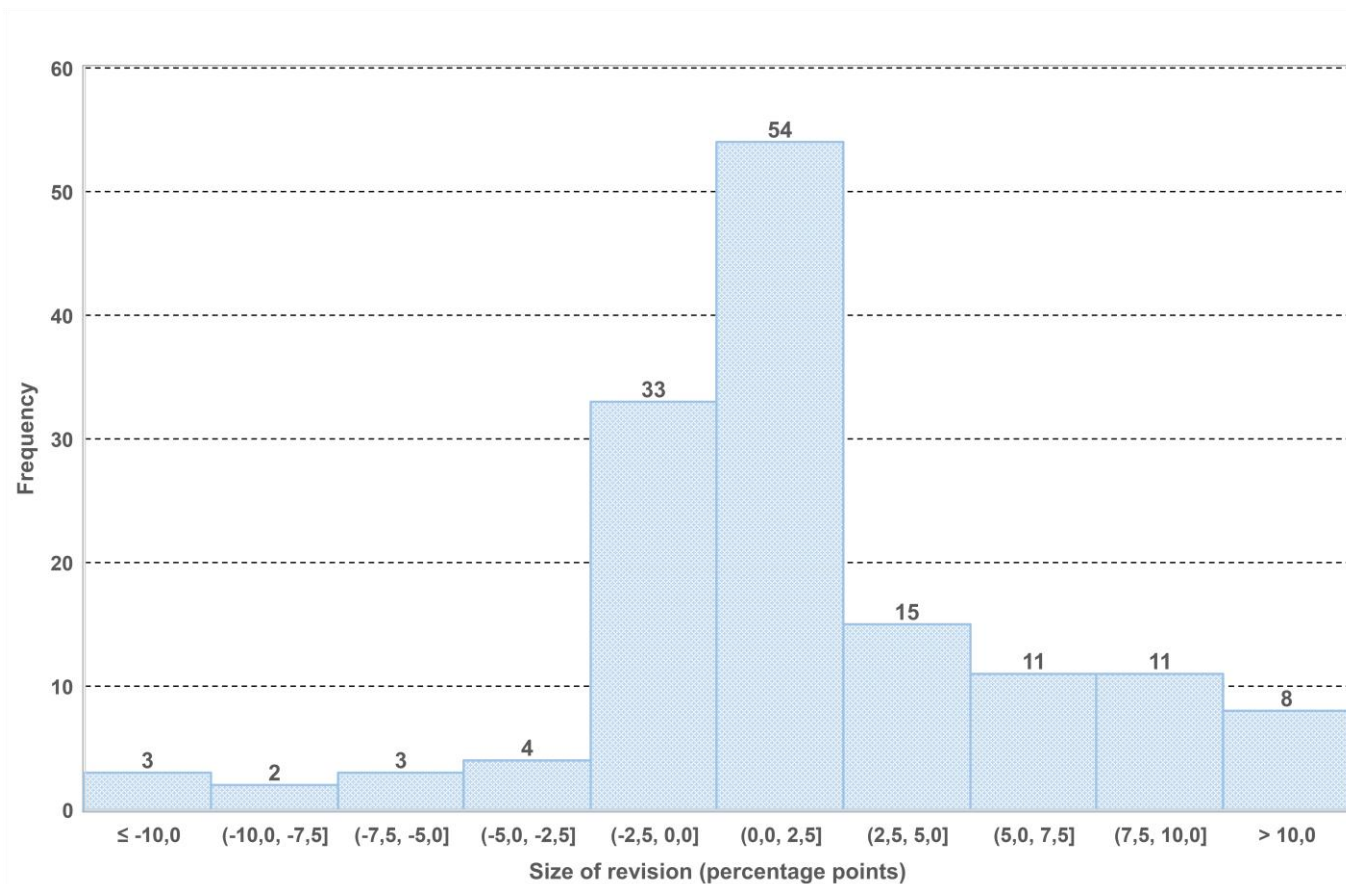
$\hat{\epsilon}_t = R_t - \bar{R}$, with R_t = revision in period t

Note that if the test statistic shows that the mean revision (MR) is significantly different from zero, then there is bias in the preliminary estimates. Bias in a series suggests there is scope to enhance the compilation of that series in an attempt to remove or minimise the bias. $MR > 0$ (statistically significant) implies under-estimation of the preliminary estimates. $MR < 0$ (statistically significant) implies over-estimation of the preliminary estimates.

In this case the test statistic is 1,97, which lies below the critical value of 1,98, indicating that the MR is not significantly different from zero at a 5% significance level. Accordingly, no bias is detected in the preliminary estimates.

Figure 4 shows the revisions in terms of a histogram. There were 33 revisions between -2,5 and 0,0 ($-2,5 < \text{revision} \leq 0,0$) and 54 revisions between 0,0 and 2,5 ($0,0 < \text{revision} \leq 2,5$). Around 73,6% of revisions lie between -5,0 and 5,0 percentage points.

Figure 4 – Value of building plans passed year-on-year growth rates: histogram of revisions



Explanatory notes

Introduction	1	Statistics South Africa (Stats SA) conducts a monthly building statistics survey collecting information regarding building plans passed and buildings completed, financed by the private sector, from the largest local government institutions in South Africa. According to these institutions, they are not always notified about low-cost housing projects and, therefore, do not include the bulk of low-cost dwelling-houses in their reporting. Data regarding subsidised low-cost dwelling-houses can be obtained from the Department of Human Settlements.
	2	In order to improve timeliness of the publication, some information for the current month has been estimated due to late submission by respondents. These estimates will be revised in the next statistical release(s) as soon as actual information is available.
Purpose of the survey	3	The monthly survey data are used in monitoring the state of economy and formulation of economic policy. Furthermore, the results are important inputs to estimate the gross domestic product (GDP) and to calculate the Composite Leading Business Cycle Indicator. The data are extensively used by the private sector.
Scope of the survey	4	This survey covers local government institutions conducting activities for the private sector regarding: <ul style="list-style-type: none"> • passing of building plans; and • final inspection of completed buildings.
Classification	5	Building activities are classified in division five according to the 1993 edition of the <i>Standard Industrial Classification of All Economic Activities</i> (SIC), Fifth Edition, Report No. 09-90-02. The SIC is based on the 1990 <i>International Standard Industrial Classification of All Economic Activities</i> (ISIC) with suitable adaptations for local conditions.
Collection rate	6	The preliminary collection rate for the survey on building statistics for January 2024 was 88,2%. The collection rate for December 2023 was 95,5%.
Statistical unit	7	The statistical unit for the collection of information is a local government institution. Local government institutions include district municipalities, metropolitan municipalities and local municipalities.
Survey methodology and design	8	Stats SA conducts a monthly survey of metropolitan municipalities and large local municipalities on building plans passed and buildings completed. An annual survey of the remaining municipalities is conducted regarding buildings completed. The monthly survey represents approximately 85% of the total value of buildings completed. Information regarding building plans passed and buildings completed for the private sector is collected by email, fax and telephone.
Constant prices	9	The value of building plans passed and buildings completed at constant prices measures building activities in terms of ruling prices in a specific base year, which is currently 2019. The value of building plans passed at constant prices for each month is obtained by deflating the values at current prices with a price index known as the 'lump sum domestic buildings' as published in statistical release P0151.1: <i>Construction Materials Price Indices</i> . In order to be applicable, these indices (base December 2023=100) are converted to the base year 2019=100.

- Seasonal adjustment** 10 Seasonally adjusted estimates of building plans passed and buildings completed are generated each month, using the X-12-ARIMA Seasonal Adjustment Program developed by the United States Census Bureau.
- 11 Seasonal adjustment is a means of removing the estimated effects of normal seasonal variation from the series so that the effects of other influences on the series can be more clearly recognised. Seasonal adjustment does not aim to remove irregular or non-seasonal influences which may be present in any particular month. Influences that are volatile or unsystematic can still make it difficult to interpret the movement of the series even after adjustment for seasonal variations. Therefore, the month-to-month movements of seasonally adjusted estimates may not be reliable indicators of trend behaviour. The X-12-ARIMA procedure for building statistics is described in more detail on the Stats SA website at: [Click to download building statistics seasonal adjustment February 2022](#).
- Trend cycle** 12 The trend is a long-term pattern or movement of a time series. The X-12-ARIMA Seasonal Adjustment Program is used for smoothing seasonally adjusted data.
- Revised figures** 13 Revised figures are due to late submission of data to Stats SA, or to respondents reporting revisions or corrections to their figures. Figures for the latest two years are therefore preliminary. Data are edited at municipal level.
- 14 Once a year the annual statistical release P5041.3: *Selected building statistics of the private sector as reported by local government institutions* is published with the revised and updated information at provincial and municipal level for the previous calendar year. Due to this comprehensive revision, the monthly statistical release P5041.1 reflects provincial revision where applicable.
- Related publications** 15 Users may also wish to refer to the following publications:
- P5041.3: *Selected building statistics of the private sector as reported by local government institutions* issued annually;
 - P9101.2: *Actual and expected expenditure on construction by the public sector per statistical region* issued annually; and
 - *Building Statistics* (Report No. 50-11-01) issued annually.
- Rounding-off of figures** 16 Where necessary, the figures in the tables have been rounded off to the nearest digit shown.
- Symbols and abbreviations** 17 .. Changes from a zero in the preceding period cannot be calculated as a percentage
 0 Nil or figure too small to publish
 * Revised
 Stats SA Statistics South Africa
 SIC Standard Industrial Classification of All Economic Activities
 ISIC International Standard Industrial Classification of All Economic Activities

Glossary

Additions and alterations	Extensions to existing buildings as well as internal and external alterations of existing buildings.
Blocks of flats	High-density housing consisting of a number of self-contained dwelling-units, each with at least one living-room together with a kitchen and bathroom, conjoined to similar units in one building.
Dwelling-house	A free-standing, complete structure on a separate stand or a self-contained dwelling-unit, e.g. granny flat, on the same premises as an existing residence. Out-buildings and garages are included.
Local government institutions	<p>Include:</p> <ul style="list-style-type: none"> • district municipalities; • metropolitan municipalities; and • local municipalities.
Municipality	A generic term describing the “unit” of government in the local spheres responsible for local government in a geographically demarcated area and including district, metropolitan and local municipalities. It is an institution consisting of a municipal council (elected political representatives) and municipal administration (appointed officials).
District municipality	A municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category C municipality (refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
Metropolitan municipality	A municipality that has municipal executive and legislative authority in an area that includes more than one municipality, and which is described in section 155(1) of the Constitution as a category A municipality (refer to Local Government: Municipal Structure Act, 1998 (Act No. 117 of 1998)).
Local municipality	A municipality that shares municipal executive and legislative authority in its area with a district municipality within whose area it falls, which is described in section 155(1) of the constitution as a category B municipality.
Non-residential buildings	Factories and commercial, financial and other office buildings, as well as other buildings not used for residential purposes, such as churches, halls, clubs, schools and hospitals.
Other residential buildings	Institutions for the disabled, boarding houses, old people’s homes, hostels, hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
Percentage change	<p>When using monthly actual values, the percentage change is the change in actual values of building activities (building plans passed or buildings completed) of the relevant month compared with the same month in the previous year expressed as a percentage.</p> <p>When using annual actual values, the percentage change is the change in the actual values of building activities (building plans passed or buildings completed) of the relevant year compared with the previous year expressed as a percentage.</p> <p>When using seasonally adjusted values, the percentage change is the change in the seasonally adjusted values of building activities (building plans passed or buildings completed) of the relevant month compared with the previous month expressed as a percentage.</p>

Reference period	One calendar month.
Residential buildings	Buildings that are used primarily as residences. Includes dwelling-houses, flats, townhouses and other residential buildings.
Townhouses	Multiple, medium-density dwelling-units including 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. This category excludes blocks of flats.
Technical enquiries	
Suzzie Mnguni	Telephone number: (012) 310 8134 Email: suzziemn@statssa.gov.za
Joyce Essel-Mensah	Telephone number: (012) 310 8255 / 082 888 2374 Email: joycee@statssa.gov.za

General information

Stats SA publishes approximately 300 different statistical releases each year. It is not economically viable to produce them in more than one of South Africa's 12 official languages. Since the releases are used extensively, not only locally but also by international economic and social-scientific communities, Stats SA releases are published in English.

Stats SA has copyright on this publication. Users may apply the information as they wish, provided that they acknowledge Stats SA as the source of the basic data wherever they process, apply, utilise, publish or distribute the data and also that they specify that the relevant application and analysis (where applicable) result from their own processing of the data.

Advance release calendar

An advance release calendar is disseminated on www.statssa.gov.za.

Stats SA products

A complete set of Stats SA publications is available at the Stats SA Library and the following libraries:

National Library of South Africa, Pretoria Division
National Library of South Africa, Cape Town Division
Natal Society Library, Pietermaritzburg
Library of Parliament, Cape Town
Bloemfontein Public Library
Johannesburg Public Library
Eastern Cape Library Services, Qonce
Central Regional Library, Polokwane
Central Reference Library, Mbombela
Central Reference Collection, Kimberley
Central Reference Library, Mmabatho

Stats SA also provides a subscription service.

Electronic services

A large range of data is available via online services. For more details about our electronic services, contact Stats SA's user information service at (012) 310 8600.

You can visit us on the internet at: www.statssa.gov.za.

General enquiries

User information services	Telephone number: (012) 310 8600 Email address: info@statssa.gov.za
Orders/subscription services	Telephone number: (012) 310 8619 Email address: millies@statssa.gov.za
Postal address	Private Bag X44, Pretoria, 0001

Produced by Stats SA