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## **STATISTICAL RELEASE**

### **P5041.1**

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

**January 2023**

Please note that minor changes were made to the layout of the statistical release. This release also provides an analysis of revisions. If you have any questions or comments, please send these to Joyce Essel-Mensah, [joycee@statssa.gov.za](mailto:joycee@statssa.gov.za).

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## Key findings for January 2023

### 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 2022 1/	Jan 2023 1/	Difference in value between Jan 2022 and Jan 2023	% change between Jan 2022 and Jan 2023
	R'000	R'000	R'000	
<b>Residential buildings</b>	<b>5 725 069</b>	<b>2 710 936</b>	<b>-3 014 133</b>	<b>-52,6</b>
-Dwelling-houses	2 836 498	2 052 850	-783 648	-27,6
-Flats and townhouses	2 836 410	651 485	-2 184 925	-77,0
-Other residential buildings	52 161	6 601	-45 560	-87,3
<b>Non-residential buildings</b>	<b>1 415 467</b>	<b>627 356</b>	<b>-788 111</b>	<b>-55,7</b>
<b>Additions and alterations</b>	<b>1 798 436</b>	<b>1 989 228</b>	<b>190 792</b>	<b>10,6</b>
<b>Total</b>	<b>8 938 972</b>	<b>5 327 520</b>	<b>-3 611 452</b>	<b>-40,4</b>

1/ 2022 and 2023 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 40,4% (-R3 611,5 million) in January 2023 compared with January 2022.

Decreases were reported for non-residential buildings (-55,7% or -R788,1 million) and residential buildings (-52,6% or -R3 014,1 million). An increase was reported for additions and alterations (10,6% or R190,8 million) – see Table A.

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

Province	Jan 2022 1/	Jan 2023 1/	Weight Jan 2022	% change between Jan 2022 and Jan 2023	Contribution (% points) to the % change in the value of building plans passed between Jan 2022 and Jan 2023	Difference in value between Jan 2022 and Jan 2023
	R'000	R'000	%		2/	R'000
Western Cape	2 434 090	1 877 320	27,2	-22,9	-6,2	-556 770
Eastern Cape	475 214	294 129	5,3	-38,1	-2,0	-181 085
Northern Cape	56 477	68 247	0,6	20,8	0,1	11 770
Free State	89 914	88 303	1,0	-1,8	0,0	-1 611
KwaZulu-Natal	1 903 112	537 473	21,3	-71,8	-15,3	-1 365 639
North West	165 938	204 007	1,9	22,9	0,4	38 069
Gauteng	3 250 670	1 827 884	36,4	-43,8	-15,9	-1 422 786
Mpumalanga	442 310	274 772	4,9	-37,9	-1,9	-167 538
Limpopo	121 247	155 385	1,4	28,2	0,4	34 138
<b>Total</b>	<b>8 938 972</b>	<b>5 327 520</b>	<b>100,0</b>	<b>-40,4</b>	<b>-40,4</b>	<b>-3 611 452</b>

1/ 2022 and 2023 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 contributions to the total decrease of 40,4% (-R3 611,5 million) were made by Gauteng (contributing -15,9 percentage points or -R1 422,8 million) and KwaZulu-Natal (contributing -15,3 percentage points or -R1 365,6 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 2022 1/	Jan 2023 1/	Difference in value between Jan 2022 and Jan 2023	% change between Jan 2022 and Jan 2023
	R'000	R'000	R'000	
Residential buildings	4 739 296	2 127 893	-2 611 403	-55,1
Non-residential buildings	1 171 744	492 430	-679 314	-58,0
Additions and alterations	1 488 772	1 561 403	72 631	4,9
<b>Total</b>	<b>7 399 812</b>	<b>4 181 726</b>	<b>-3 218 086</b>	<b>-43,5</b>

1/ 2022 and 2023 figures should be regarded as preliminary because of possible backlogs and incomplete reporting by municipalities.

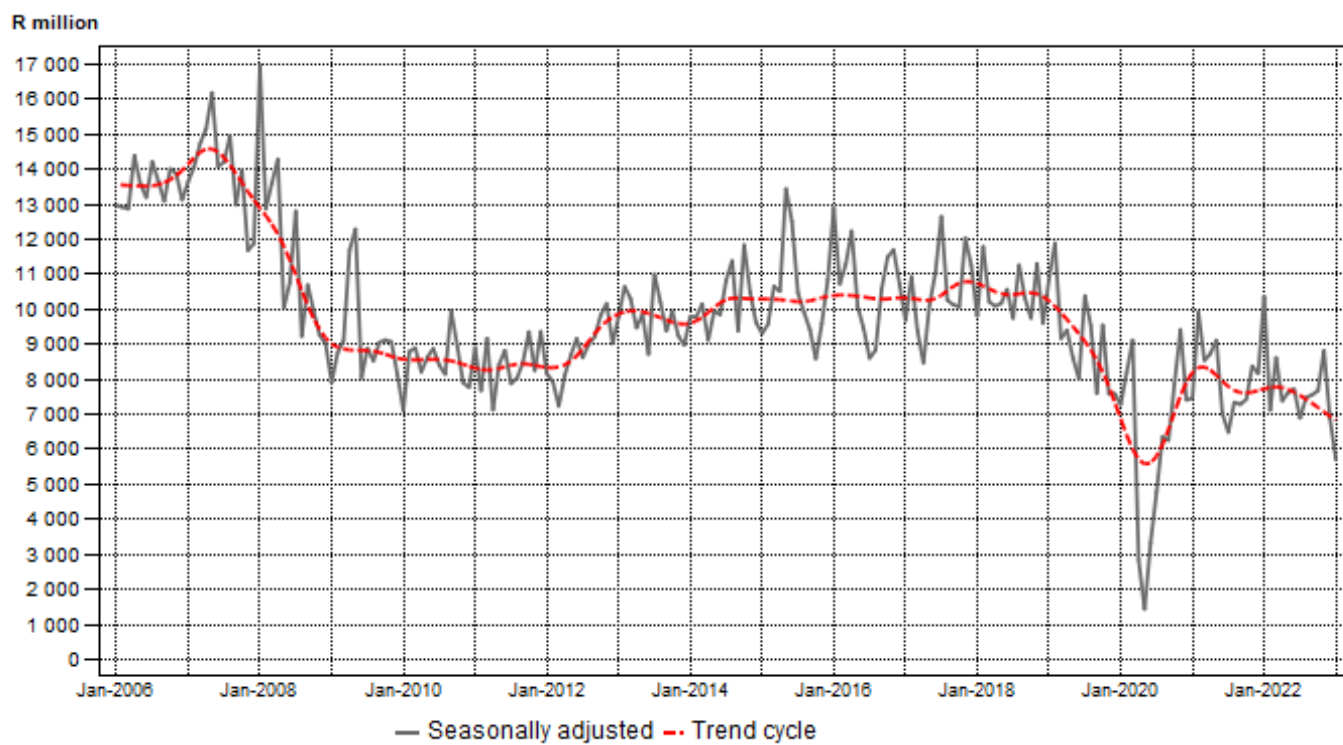
The real value of building plans passed (at constant 2019 prices) decreased by 43,5% (-R3 218,1 million) in January 2023 compared with January 2022. Decreases were reported for non-residential buildings (-58,0% or -R679,3 million) and residential buildings (-55,1% or -R2 611,4 million) – see Table C.

**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 2022	Nov 2022 – Jan 2023	% change between Aug – Oct 2022 and Nov 2022 – Jan 2023
	R'000	R'000	
Residential buildings	11 718 576	11 244 874	-4,0
Non-residential buildings 1/	3 961 643	3 798 674	-4,1
Additions and alterations	7 013 325	6 363 433	-9,3
<b>Total</b>	<b>22 693 544</b>	<b>21 406 981</b>	<b>-5,7</b>

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 5,7% in the three months ended January 2023 compared with the previous three months. Decreases were reported for additions and alterations (-9,3%), non-residential buildings (-4,1%) and residential buildings (-4,0%) – 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 2022 1/	Jan 2023 1/	Difference in value between Jan 2022 and Jan 2023	% change between Jan 2022 and Jan 2023
	R'000	R'000	R'000	
<b>Residential buildings</b>	<b>1 916 588</b>	<b>1 706 289</b>	<b>-210 299</b>	<b>-11,0</b>
-Dwelling-houses	1 218 142	1 229 914	11 772	1,0
-Flats and townhouses	693 724	455 308	-238 416	-34,4
-Other residential buildings	4 722	21 067	16 345	346,1
<b>Non-residential buildings</b>	<b>458 707</b>	<b>1 451 503</b>	<b>992 796</b>	<b>216,4</b>
<b>Additions and alterations</b>	<b>765 284</b>	<b>552 148</b>	<b>-213 136</b>	<b>-27,9</b>
<b>Total</b>	<b>3 140 579</b>	<b>3 709 940</b>	<b>569 361</b>	<b>18,1</b>

1/ 2022 and 2023 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) increased by 18,1% (R569,4 million) in January 2023 compared with January 2022.

Non-residential buildings rose by 216,4% (R992,8 million). Decreases were reported for additions and alterations (-27,9% or -R213,1 million) and residential buildings (-11,0% or -R210,3 million) – see Table E.

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

Province	Jan 2022 1/	Jan 2023 1/	Weight Jan 2022	% change between Jan 2022 and Jan 2023	Contribution (% points) to the % change in the value of buildings completed between Jan 2022 and Jan 2023 2/	Difference in value between Jan 2022 and Jan 2023
	R'000	R'000	%			R'000
Western Cape	1 265 982	1 067 682	40,3	-15,7	-6,3	-198 300
Eastern Cape	235 137	156 213	7,5	-33,6	-2,5	-78 924
Northern Cape	37 092	13 941	1,2	-62,4	-0,7	-23 151
Free State	48 294	4 290	1,5	-91,1	-1,4	-44 004
KwaZulu-Natal	318 849	274 611	10,2	-13,9	-1,4	-44 238
North West	130 279	70 145	4,1	-46,2	-1,9	-60 134
Gauteng	953 116	2 003 473	30,3	110,2	33,4	1 050 357
Mpumalanga	50 732	67 974	1,6	34,0	0,5	17 242
Limpopo	101 098	51 611	3,2	-48,9	-1,6	-49 487
<b>Total</b>	<b>3 140 579</b>	<b>3 709 940</b>	<b>100,0</b>	<b>18,1</b>	<b>18,1</b>	<b>569 361</b>

1/ 2022 and 2023 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 increases in the value of buildings completed in January 2023. Gauteng (contributing 33,4 percentage points or R1 050,4 million) was the largest 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 2022 1/	Jan 2023 1/	Difference in value between Jan 2022 and Jan 2023	% change between Jan 2022 and Jan 2023
	R'000	R'000	R'000	
Residential buildings	1 586 579	1 339 316	-247 263	-15,6
Non-residential buildings	379 724	1 139 327	759 603	200,0
Additions and alterations	633 513	433 397	-200 116	-31,6
<b>Total</b>	<b>2 599 816</b>	<b>2 912 040</b>	<b>312 224</b>	<b>12,0</b>

1/ 2022 and 2023 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) increased by 12,0% (R312,2 million) in January 2023 compared with January 2022. Non-residential buildings rose by 200,0% (R759,6 million). Decreases were reported for additions and alterations (-31,6% or -R200,1 million) and residential buildings (-15,6% or -R247,3 million) – see Table G.

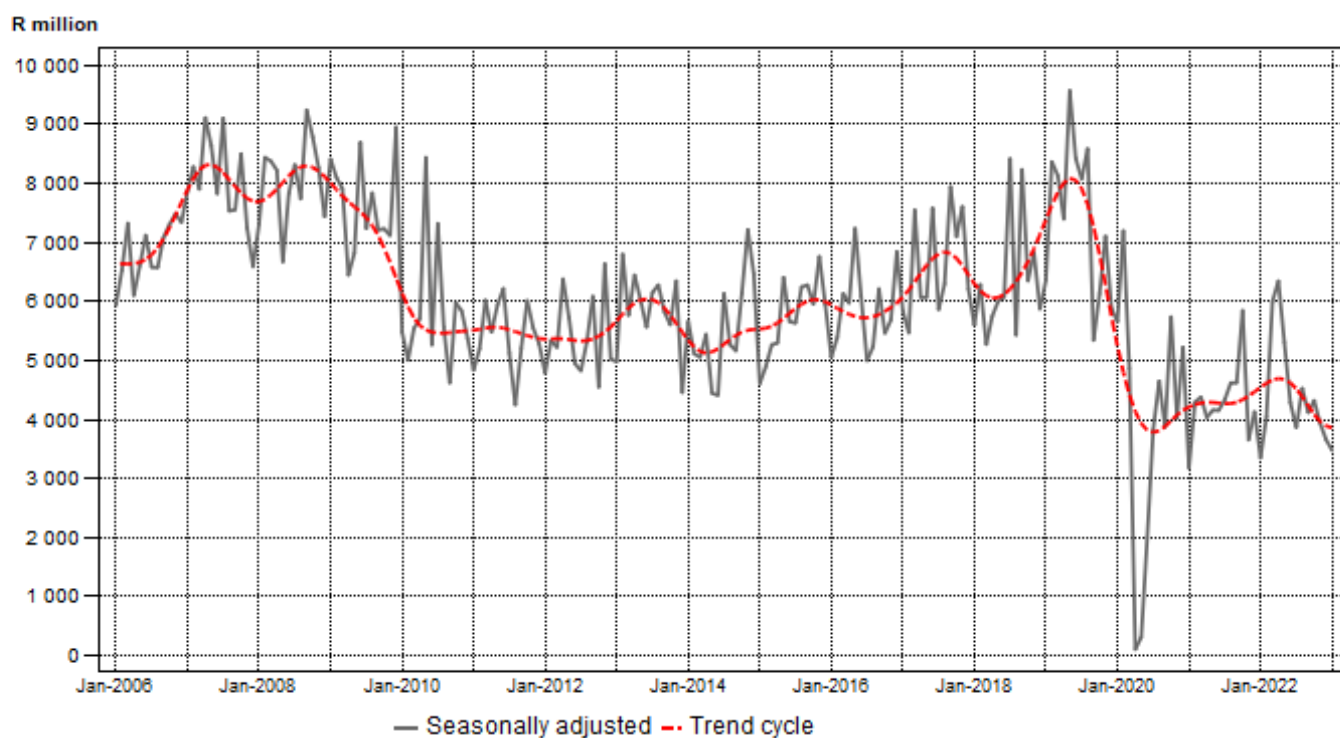
**Table H – Seasonally adjusted buildings reported as completed to larger municipalities at constant 2019 prices for the latest three months by type of building**

Type of building	Aug – Oct 2022	Nov 2022 – Jan 2023	% change between Aug – Oct 2022 and Nov 2022 – Jan 2023
	R'000	R'000	
Residential buildings	7 759 145	6 512 551	-16,1
Non-residential buildings 1/	2 708 560	2 759 565	1,9
Additions and alterations	2 492 063	1 793 564	-28,0
<b>Total</b>	<b>12 959 768</b>	<b>11 065 680</b>	<b>-14,6</b>

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 14,6% in the three months ended January 2023 compared with the previous three months. Decreases were reported for additions and alterations (-28,0%) and residential buildings (-16,1%). An increase was reported for non-residential buildings (1,9%) – 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/
2022	January	5 725 069	57,4	1 415 467	242,3	1 798 436	18,1	8 938 972	60,3
	February	4 568 639	-11,9	1 479 010	-46,9	2 444 275	-7,3	8 491 924	-20,0
	March	5 109 535	11,2	3 402 406	36,1	2 595 055	1,6	11 106 996	15,1
	April	4 845 407	-3,1	1 142 322	-48,9	2 478 941	16,1	8 466 670	-9,6
	May	4 974 997	-20,9	1 681 108	35,3	3 099 515	17,9	9 755 620	-4,0
	June	6 160 033	41,7	1 648 991	-14,8	2 717 245	13,2	10 526 269	21,2
	July	5 426 435	14,8	984 134	-8,0	3 035 046	21,8	9 445 615	14,0
	August	4 831 220	-14,1	1 820 814	96,8	3 616 362	40,9	10 268 396	12,6
	September	5 093 979	-2,6	1 849 453	49,2	3 144 138	16,1	10 087 570	9,9
	October	5 846 065	14,6	1 331 581	24,7	3 071 659	-4,1	10 249 305	9,4
	November	6 109 251	4,0	2 385 962	71,1	3 095 517	4,5	11 590 730	13,3
	December	3 399 321	-27,5	1 782 730	29,1	2 042 824	-2,4	7 224 875	-11,5
	<b>Total</b>	<b>62 089 951</b>	<b>3,0</b>	<b>20 923 978</b>	<b>15,0</b>	<b>33 139 013</b>	<b>10,8</b>	<b>116 152 942</b>	<b>7,2</b>
2023	January	2 710 936	-52,6	627 356	-55,7	1 989 228	10,6	5 327 520	-40,4

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/
<b>2022</b>	January	8 602 668	43,4	1 415 467	2,5	2 561 469	2,3	12 579 604	27,2
	February	4 651 310	-45,9	1 479 010	4,5	2 491 030	-2,7	8 621 350	-31,5
	March	4 688 756	0,8	3 402 406	130,0	2 539 800	2,0	10 630 962	23,3
	April	5 214 683	11,2	1 142 322	-66,4	2 748 301	8,2	9 105 306	-14,4
	May	4 825 861	-7,5	1 681 108	47,2	3 103 089	12,9	9 610 058	5,5
	June	5 553 457	15,1	1 648 991	-1,9	2 591 741	-16,5	9 794 189	1,9
	July	5 042 222	-9,2	984 134	-40,3	2 791 459	7,7	8 817 815	-10,0
	August	4 307 519	-14,6	1 820 814	85,0	3 244 970	16,2	9 373 303	6,3
	September	4 827 784	12,1	1 849 453	1,6	2 799 859	-13,7	9 477 096	1,1
	October	5 521 504	14,4	1 331 581	-28,0	2 801 515	0,1	9 654 600	1,9
	November	5 991 396	8,5	2 385 962	79,2	2 806 272	0,2	11 183 630	15,8
	December	4 499 223	-24,9	1 782 730	-25,3	2 498 543	-11,0	8 780 496	-21,5
<b>2023</b>	January	3 901 540	-13,3	627 356	-64,8	2 768 907	10,8	7 297 803	-16,9
	<b>Aug – Oct 22</b>	<b>14 656 807</b>		<b>5 001 848</b>		<b>8 846 344</b>		<b>28 504 999</b>	
	<b>Nov 22 – Jan 23 2/</b>	<b>14 392 159</b>	<b>-1,8</b>	<b>4 796 048</b>	<b>-4,1</b>	<b>8 073 722</b>	<b>-8,7</b>	<b>27 261 929</b>	<b>-4,4</b>

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/
2022	January	4 739 296	39,0	1 171 744	202,4	1 488 772	4,3	7 399 812	41,6
	February	3 754 017	-21,4	1 215 292	-52,7	2 008 443	-17,4	6 977 752	-28,6
	March	4 157 474	-0,6	2 768 434	21,6	2 111 517	-9,2	9 037 425	2,9
	April	3 904 438	-12,9	920 485	-54,1	1 997 535	4,3	6 822 458	-18,8
	May	3 948 410	-29,1	1 334 213	21,4	2 459 933	5,7	7 742 556	-13,9
	June	4 865 745	29,0	1 302 521	-22,4	2 146 323	3,0	8 314 589	10,3
	July	4 256 027	4,5	771 870	-16,3	2 380 428	10,8	7 408 325	3,7
	August	3 810 110	-21,1	1 435 973	80,8	2 852 021	29,4	8 098 104	3,5
	September	4 036 433	-9,2	1 465 494	39,1	2 491 393	8,3	7 993 320	2,5
	October	4 654 510	7,9	1 060 176	17,4	2 445 588	-9,8	8 160 274	2,9
	November	4 848 612	-1,6	1 893 621	61,9	2 456 760	-1,1	9 198 993	7,2
	December	2 693 598	-31,2	1 412 623	22,6	1 618 719	-7,4	5 724 940	-16,0
	<b>Total</b>	<b>49 668 670</b>	<b>-5,8</b>	<b>16 752 446</b>	<b>4,6</b>	<b>26 457 432</b>	<b>1,3</b>	<b>92 878 548</b>	<b>-2,0</b>
2023	January	2 127 893	-55,1	492 430	-58,0	1 561 403	4,9	4 181 726	-43,5

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/
<b>2022</b>	January	7 079 986	43,7	1 171 744	1,7	2 114 729	1,5	10 366 459	27,0
	February	3 850 985	-45,6	1 215 292	3,7	2 042 952	-3,4	7 109 229	-31,4
	March	3 787 810	-1,6	2 768 434	127,8	2 058 036	0,7	8 614 280	21,2
	April	4 233 862	11,8	920 485	-66,8	2 222 047	8,0	7 376 394	-14,4
	May	3 813 539	-9,9	1 334 213	44,9	2 468 846	11,1	7 616 598	3,3
	June	4 370 497	14,6	1 302 521	-2,4	2 048 955	-17,0	7 721 973	1,4
	July	3 920 672	-10,3	771 870	-40,7	2 195 825	7,2	6 888 367	-10,8
	August	3 466 670	-11,6	1 435 973	86,0	2 567 967	16,9	7 470 610	8,5
	September	3 867 930	11,6	1 465 494	2,1	2 220 346	-13,5	7 553 770	1,1
	October	4 383 976	13,3	1 060 176	-27,7	2 225 012	0,2	7 669 164	1,5
	November	4 707 967	7,4	1 893 621	78,6	2 219 936	-0,2	8 821 524	15,0
	December	3 497 889	-25,7	1 412 623	-25,4	1 970 276	-11,2	6 880 788	-22,0
<b>2023</b>	January	3 039 018	-13,1	492 430	-65,1	2 173 221	10,3	5 704 669	-17,1
	<b>Aug – Oct 22</b>	<b>11 718 576</b>		<b>3 961 643</b>		<b>7 013 325</b>		<b>22 693 544</b>	
	<b>Nov 22 – Jan 23 2/</b>	<b>11 244 874</b>	<b>-4,0</b>	<b>3 798 674</b>	<b>-4,1</b>	<b>6 363 433</b>	<b>-9,3</b>	<b>21 406 981</b>	<b>-5,7</b>

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/
2022	January	1 916 588	23,2	458 707	-22,6	765 284	37,3	3 140 579	16,1
	February	2 310 014	0,8	1 271 640	-0,5	1 147 349	32,2	4 729 003	6,5
	March	3 197 697	-1,4	2 627 335	441,9	1 891 604	53,9	7 716 636	55,7
	April	3 351 268	49,1	1 172 464	11,1	2 620 953	169,1	7 144 685	67,0
	May	3 078 346	19,4	1 137 002	-3,4	2 412 256	187,7	6 627 604	44,3
	June	2 981 227	9,3	1 455 223	39,9	1 014 533	-2,3	5 450 983	13,4
	July	2 793 180	11,6	1 167 421	-6,8	1 007 968	-25,6	4 968 569	-2,8
	August	3 221 336	28,5	1 248 420	5,1	1 340 292	-25,1	5 810 048	6,0
	September	3 404 025	12,5	1 100 905	-5,9	1 026 348	-33,7	5 531 278	-3,7
	October	3 567 335	-3,2	1 069 676	-47,9	963 962	-29,7	5 600 973	-21,2
	November	3 745 606	17,1	955 555	18,4	1 063 709	-7,1	5 764 870	11,9
	December	3 040 337	-7,7	1 087 669	23,4	541 711	-29,6	4 669 717	-5,6
	<b>Total</b>	<b>36 606 959</b>	<b>11,4</b>	<b>14 752 017</b>	<b>13,6</b>	<b>15 795 969</b>	<b>17,2</b>	<b>67 154 945</b>	<b>13,2</b>
2023	January	1 706 289	-11,0	1 451 503	216,4	552 148	-27,9	3 709 940	18,1

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/
<b>2022</b>	January	2 603 566	-18,2	458 707	-48,0	1 009 264	13,7	4 071 537	-17,8
	February	2 551 110	-2,0	1 271 640	177,2	1 111 798	10,2	4 934 548	21,2
	March	3 162 599	24,0	2 627 335	106,6	1 602 252	44,1	7 392 186	49,8
	April	3 644 805	15,2	1 172 464	-55,4	3 015 910	88,2	7 833 179	6,0
	May	3 101 618	-14,9	1 137 002	-3,0	2 445 800	-18,9	6 684 420	-14,7
	June	2 950 839	-4,9	1 455 223	28,0	1 016 074	-58,5	5 422 136	-18,9
	July	2 760 714	-6,4	1 167 421	-19,8	986 381	-2,9	4 914 516	-9,4
	August	3 257 234	18,0	1 248 420	6,9	1 236 580	25,4	5 742 234	16,8
	September	3 142 412	-3,5	1 100 905	-11,8	936 937	-24,2	5 180 254	-9,8
	October	3 389 305	7,9	1 069 676	-2,8	962 171	2,7	5 421 152	4,7
	November	3 024 393	-10,8	955 555	-10,7	972 017	1,0	4 951 965	-8,7
	December	2 896 221	-4,2	1 087 669	13,8	633 849	-34,8	4 617 739	-6,7
<b>2023</b>	January	2 314 882	-20,1	1 451 503	33,5	680 446	7,4	4 446 831	-3,7
	<b>Aug – Oct 22</b>	<b>9 788 951</b>		<b>3 419 001</b>		<b>3 135 688</b>		<b>16 343 640</b>	
	<b>Nov 22 – Jan 23 2/</b>	<b>8 235 496</b>	<b>-15,9</b>	<b>3 494 727</b>	<b>2,2</b>	<b>2 286 312</b>	<b>-27,1</b>	<b>14 016 535</b>	<b>-14,2</b>

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/
2022	January	1 586 579	8,8	379 724	-31,6	633 513	21,3	2 599 816	2,5
	February	1 898 122	-10,1	1 044 897	-11,3	942 768	17,8	3 885 787	-5,0
	March	2 601 869	-11,9	2 137 783	384,1	1 539 141	37,5	6 278 793	39,1
	April	2 700 458	34,0	944 774	-0,2	2 111 969	141,8	5 757 201	50,1
	May	2 443 132	7,1	902 383	-13,4	1 914 489	158,0	5 260 004	29,4
	June	2 354 840	-0,6	1 149 465	27,3	801 369	-11,1	4 305 674	3,2
	July	2 190 729	1,5	915 624	-15,2	790 563	-32,3	3 896 916	-11,5
	August	2 540 486	18,1	984 558	-3,5	1 057 013	-31,2	4 582 057	-2,6
	September	2 697 326	4,9	872 349	-12,3	813 271	-38,1	4 382 946	-10,2
	October	2 840 235	-8,9	851 653	-51,0	767 486	-33,8	4 459 374	-25,9
	November	2 972 703	10,7	758 377	12,1	844 213	-12,1	4 575 293	5,9
	December	2 409 142	-12,4	861 861	17,1	429 248	-33,2	3 700 251	-10,4
	<b>Total</b>	<b>29 235 621</b>	<b>2,1</b>	<b>11 803 448</b>	<b>4,4</b>	<b>12 645 043</b>	<b>7,7</b>	<b>53 684 112</b>	<b>3,9</b>
2023	January	1 339 316	-15,6	1 139 327	200,0	433 397	-31,6	2 912 040	12,0

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/
<b>2022</b>	January	2 149 241	-18,8	379 724	-48,4	818 323	9,8	3 347 288	-18,9
	February	2 088 868	-2,8	1 044 897	175,2	911 576	11,4	4 045 341	20,9
	March	2 570 043	23,0	2 137 783	104,6	1 291 271	41,7	5 999 097	48,3
	April	2 936 212	14,2	944 774	-55,8	2 466 249	91,0	6 347 235	5,8
	May	2 462 860	-16,1	902 383	-4,5	1 940 097	-21,3	5 305 340	-16,4
	June	2 333 404	-5,3	1 149 465	27,4	800 437	-58,7	4 283 306	-19,3
	July	2 168 031	-7,1	915 624	-20,3	778 021	-2,8	3 861 676	-9,8
	August	2 565 250	18,3	984 558	7,5	977 578	25,6	4 527 386	17,2
	September	2 495 495	-2,7	872 349	-11,4	747 248	-23,6	4 115 092	-9,1
	October	2 698 400	8,1	851 653	-2,4	767 237	2,7	4 317 290	4,9
	November	2 408 907	-10,7	758 377	-11,0	766 534	-0,1	3 933 818	-8,9
	December	2 289 057	-5,0	861 861	13,6	505 348	-34,1	3 656 266	-7,1
<b>2023</b>	January	1 814 587	-20,7	1 139 327	32,2	521 682	3,2	3 475 596	-4,9
	<b>Aug – Oct 22</b>	<b>7 759 145</b>		<b>2 708 560</b>		<b>2 492 063</b>		<b>12 959 768</b>	
	<b>Nov 22 – Jan 23 2/</b>	<b>6 512 551</b>	<b>-16,1</b>	<b>2 759 565</b>	<b>1,9</b>	<b>1 793 564</b>	<b>-28,0</b>	<b>11 065 680</b>	<b>-14,6</b>

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	778	257	382	-50,9
		square metres	38 248	13 316	17 595	-54,0
		R'000	247 529	99 305	124 226	-49,8
	Dwelling-houses >= 80 square metres	Number	1 104	1 022	803	-27,3
		square metres	317 469	292 882	229 833	-27,6
		R'000	2 588 969	2 473 995	1 928 624	-25,5
	Flats and townhouses	Number	3 583	1 222	707	-80,3
		square metres	296 036	83 107	61 530	-79,2
		R'000	2 836 410	755 579	651 485	-77,0
	Other residential buildings 2/	square metres	7 287	7 874	1 004	-86,2
		R'000	52 161	70 442	6 601	-87,3
	<b>Total residential buildings</b>	<b>R'000</b>	<b>5 725 069</b>	<b>3 399 321</b>	<b>2 710 936</b>	<b>-52,6</b>
Non-residential buildings	Office and banking space	square metres	6 479	32 259	11 238	73,5
		R'000	37 330	362 045	82 802	121,8
	Shopping space	square metres	70 797	22 150	16 064	-77,3
		R'000	823 519	204 003	143 275	-82,6
	Industrial and warehouse space	square metres	70 594	143 502	32 828	-53,5
		R'000	471 026	951 977	233 308	-50,5
	Other non-residential buildings 3/	square metres	11 735	37 319	19 641	67,4
		R'000	83 592	264 705	167 971	100,9
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>1 415 467</b>	<b>1 782 730</b>	<b>627 356</b>	<b>-55,7</b>
Additions and alterations	Dwelling-houses	square metres	174 194	168 863	184 527	5,9
		R'000	1 410 981	1 477 429	1 600 064	13,4
	Other buildings 4/	square metres	37 525	56 331	33 261	-11,4
		R'000	387 455	565 395	389 164	0,4
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>1 798 436</b>	<b>2 042 824</b>	<b>1 989 228</b>	<b>10,6</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>8 938 972</b>	<b>7 224 875</b>	<b>5 327 520</b>	<b>-40,4</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	485	108	267	-44,9
		square metres	21 428	4 898	11 480	-46,4
		R'000	130 934	34 886	75 952	-42,0
	Dwelling-houses >= 80 square metres	Number	358	370	352	-1,7
		square metres	93 134	97 127	92 612	-0,6
		R'000	654 257	725 067	683 853	4,5
	Flats and townhouses	Number	1 163	234	154	-86,8
		square metres	113 712	25 019	21 022	-81,5
		R'000	941 388	209 028	191 595	-79,6
	Other residential buildings 2/	square metres	0	5 648	876	..
		R'000	0	49 545	5 545	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>1 726 579</b>	<b>1 018 526</b>	<b>956 945</b>	<b>-44,6</b>
Non-residential buildings	Office and banking space	square metres	5 684	7 730	5 200	-8,5
		R'000	31 273	54 519	46 919	50,0
	Shopping space	square metres	6 659	12 342	10 050	50,9
		R'000	50 249	105 865	93 568	86,2
	Industrial and warehouse space	square metres	15 923	25 855	4 536	-71,5
		R'000	110 481	182 096	35 895	-67,5
	Other non-residential buildings 3/	square metres	4 955	17 752	7 715	55,7
		R'000	40 266	125 889	55 465	37,7
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>232 269</b>	<b>468 369</b>	<b>231 847</b>	<b>-0,2</b>
Additions and alterations	Dwelling-houses	square metres	46 752	47 200	67 224	43,8
		R'000	312 305	361 483	539 485	72,7
	Other buildings 4/	square metres	14 593	29 179	10 827	-25,8
		R'000	162 937	277 589	149 043	-8,5
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>475 242</b>	<b>639 072</b>	<b>688 528</b>	<b>44,9</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>2 434 090</b>	<b>2 125 967</b>	<b>1 877 320</b>	<b>-22,9</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	41	18	2	-95,1
		square metres	2 187	839	143	-93,5
		R'000	14 274	5 109	1 179	-91,7
	Dwelling-houses >= 80 square metres	Number	72	77	48	-33,3
		square metres	16 474	22 779	10 652	-35,3
		R'000	127 708	189 354	88 743	-30,5
	Flats and townhouses	Number	139	20	4	-97,1
		square metres	21 182	2 442	1 181	-94,4
		R'000	162 656	20 139	9 740	-94,0
	Other residential buildings 2/	square metres	1 976	0	0	-100,0
		R'000	10 115	0	0	-100,0
	<b>Total residential buildings</b>	<b>R'000</b>	<b>314 753</b>	<b>214 602</b>	<b>99 662</b>	<b>-68,3</b>
Non-residential buildings	Office and banking space	square metres	0	0	0	..
		R'000	0	0	0	..
	Shopping space	square metres	625	250	0	-100,0
		R'000	4 799	2 062	0	-100,0
	Industrial and warehouse space	square metres	922	0	4 518	390,0
		R'000	7 080	0	37 260	426,3
	Other non-residential buildings 3/	square metres	1 124	5 461	1 540	37,0
		R'000	5 754	45 037	12 700	120,7
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>17 633</b>	<b>47 099</b>	<b>49 960</b>	<b>183,3</b>
Additions and alterations	Dwelling-houses	square metres	15 887	18 515	16 490	3,8
		R'000	118 604	148 523	131 982	11,3
	Other buildings 4/	square metres	3 080	4 331	1 661	-46,1
		R'000	24 224	36 472	12 525	-48,3
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>142 828</b>	<b>184 995</b>	<b>144 507</b>	<b>1,2</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>475 214</b>	<b>446 696</b>	<b>294 129</b>	<b>-38,1</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	2	3	1	-50,0
		square metres	141	198	70	-50,4
		R'000	1 236	1 864	659	-46,7
	Dwelling-houses >= 80 square metres	Number	9	11	15	66,7
		square metres	2 409	2 413	2 504	3,9
		R'000	19 907	19 444	21 905	10,0
	Flats and townhouses	Number	0	0	0	..
		square metres	0	0	0	..
		R'000	0	0	0	..
	Other residential buildings 2/	square metres	0	1 986	0	..
		R'000	0	18 694	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>21 143</b>	<b>40 002</b>	<b>22 564</b>	<b>6,7</b>
Non-residential buildings	Office and banking space	square metres	665	0	0	-100,0
		R'000	5 388	0	0	-100,0
	Shopping space	square metres	0	0	0	..
		R'000	0	0	0	..
	Industrial and warehouse space	square metres	0	1 227	0	..
		R'000	0	11 550	0	..
	Other non-residential buildings 3/	square metres	0	302	0	..
		R'000	0	2 843	0	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>5 388</b>	<b>14 393</b>	<b>0</b>	<b>-100,0</b>
Additions and alterations	Dwelling-houses	square metres	3 618	1 801	4 814	33,1
		R'000	29 386	15 616	44 225	50,5
	Other buildings 4/	square metres	0	714	0	..
		R'000	560	7 411	1 458	160,4
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>29 946</b>	<b>23 027</b>	<b>45 683</b>	<b>52,6</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>56 477</b>	<b>77 422</b>	<b>68 247</b>	<b>20,8</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	6	7	10	66,7
		square metres	355	390	541	52,4
		R'000	2 995	3 752	4 947	65,2
	Dwelling-houses >= 80 square metres	Number	41	23	27	-34,1
		square metres	7 157	5 536	6 953	-2,9
		R'000	57 058	42 881	57 116	0,1
	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	128	..
		R'000	0	0	1 056	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>60 053</b>	<b>46 633</b>	<b>63 119</b>	<b>5,1</b>
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	0	0	..
		R'000	0	0	0	..
	Other non-residential buildings 3/	square metres	0	8 835	0	..
		R'000	0	54 644	0	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>0</b>	<b>54 644</b>	<b>0</b>	<b>..</b>
Additions and alterations	Dwelling-houses	square metres	2 831	2 663	2 386	-15,7
		R'000	22 751	20 113	17 913	-21,3
	Other buildings 4/	square metres	901	0	873	-3,1
		R'000	7 110	6 131	7 271	2,3
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>29 861</b>	<b>26 244</b>	<b>25 184</b>	<b>-15,7</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>89 914</b>	<b>127 521</b>	<b>88 303</b>	<b>-1,8</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	12	13	2	-83,3
		square metres	567	790	54	-90,5
		R'000	4 643	6 813	432	-90,7
	Dwelling-houses >= 80 square metres	Number	99	76	40	-59,6
		square metres	40 117	32 025	14 129	-64,8
		R'000	403 185	310 421	161 642	-59,9
	Flats and townhouses	Number	1 187	186	24	-98,0
		square metres	82 603	20 721	4 160	-95,0
		R'000	942 183	215 788	40 761	-95,7
	Other residential buildings 2/	square metres	4 608	0	0	-100,0
		R'000	36 864	0	0	-100,0
	<b>Total residential buildings</b>	<b>R'000</b>	<b>1 386 875</b>	<b>533 022</b>	<b>202 835</b>	<b>-85,4</b>
Non-residential buildings	Office and banking space	square metres	0	1 000	0	..
		R'000	0	10 500	0	..
	Shopping space	square metres	12 607	344	0	-100,0
		R'000	135 083	2 580	0	-100,0
	Industrial and warehouse space	square metres	22 331	19 125	11 382	-49,0
		R'000	136 046	116 741	73 863	-45,7
	Other non-residential buildings 3/	square metres	1 989	1 054	806	-59,5
		R'000	15 992	11 067	10 075	-37,0
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>287 121</b>	<b>140 888</b>	<b>83 938</b>	<b>-70,8</b>
Additions and alterations	Dwelling-houses	square metres	15 046	23 366	12 570	-16,5
		R'000	156 854	253 513	137 843	-12,1
	Other buildings 4/	square metres	6 563	7 054	9 717	48,1
		R'000	72 262	85 712	112 857	56,2
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>229 116</b>	<b>339 225</b>	<b>250 700</b>	<b>9,4</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>1 903 112</b>	<b>1 013 135</b>	<b>537 473</b>	<b>-71,8</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	1	4	5	400,0
		square metres	53	291	236	345,3
		R'000	325	1 859	1 440	343,1
	Dwelling-houses >= 80 square metres	Number	51	51	48	-5,9
		square metres	13 607	13 387	15 437	13,4
		R'000	91 185	89 766	108 921	19,5
	Flats and townhouses	Number	1	141	16	1 500,0
		square metres	119	4 290	1 268	965,5
		R'000	685	26 534	7 616	1 011,8
	Other residential buildings 2/	square metres	447	0	0	-100,0
		R'000	3 433	0	0	-100,0
	<b>Total residential buildings</b>	<b>R'000</b>	<b>95 628</b>	<b>118 159</b>	<b>117 977</b>	<b>23,4</b>
Non-residential buildings	Office and banking space	square metres	0	176	5 738	..
		R'000	0	1 089	33 280	..
	Shopping space	square metres	617	1 899	0	-100,0
		R'000	3 667	12 257	0	-100,0
	Industrial and warehouse space	square metres	2 900	0	0	-100,0
		R'000	20 359	0	0	-100,0
	Other non-residential buildings 3/	square metres	100	814	0	-100,0
		R'000	614	5 034	0	-100,0
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>24 640</b>	<b>18 380</b>	<b>33 280</b>	<b>35,1</b>
Additions and alterations	Dwelling-houses	square metres	5 992	6 018	6 941	15,8
		R'000	37 557	40 473	42 969	14,4
	Other buildings 4/	square metres	1 298	116	69	-94,7
		R'000	8 113	22 866	9 781	20,6
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>45 670</b>	<b>63 339</b>	<b>52 750</b>	<b>15,5</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>165 938</b>	<b>199 878</b>	<b>204 007</b>	<b>22,9</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	205	88	86	-58,0
		square metres	12 053	4 849	4 578	-62,0
		R'000	83 140	36 540	36 384	-56,2
	Dwelling-houses >= 80 square metres	Number	330	321	188	-43,0
		square metres	101 410	88 686	58 590	-42,2
		R'000	945 650	869 780	588 006	-37,8
	Flats and townhouses	Number	1 087	631	480	-55,8
		square metres	77 809	30 136	31 186	-59,9
		R'000	785 588	280 833	383 534	-51,2
	Other residential buildings 2/	square metres	0	240	0	..
		R'000	0	2 203	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>1 814 378</b>	<b>1 189 356</b>	<b>1 007 924</b>	<b>-44,4</b>
Non-residential buildings	Office and banking space	square metres	0	23 098	300	..
		R'000	0	294 325	2 603	..
	Shopping space	square metres	49 536	6 483	1 764	-96,4
		R'000	625 844	75 979	20 497	-96,7
	Industrial and warehouse space	square metres	15 818	64 626	5 386	-66,0
		R'000	99 631	412 994	33 968	-65,9
	Other non-residential buildings 3/	square metres	125	707	8 884	7 007,2
		R'000	951	5 421	85 427	8 882,9
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>726 426</b>	<b>788 719</b>	<b>142 495</b>	<b>-80,4</b>
Additions and alterations	Dwelling-houses	square metres	69 710	54 504	59 482	-14,7
		R'000	639 370	536 610	588 533	-8,0
	Other buildings 4/	square metres	6 333	14 044	9 877	56,0
		R'000	70 496	119 506	88 932	26,2
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>709 866</b>	<b>656 116</b>	<b>677 465</b>	<b>-4,6</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>3 250 670</b>	<b>2 634 191</b>	<b>1 827 884</b>	<b>-43,8</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	22	15	7	-68,2
		square metres	1 204	991	364	-69,8
		R'000	8 318	8 001	2 390	-71,3
	Dwelling-houses >= 80 square metres	Number	107	69	53	-50,5
		square metres	30 106	22 398	19 567	-35,0
		R'000	206 398	165 655	152 571	-26,1
	Flats and townhouses	Number	0	1	0	..
		square metres	0	252	0	..
		R'000	0	1 559	0	..
	Other residential buildings 2/	square metres	0	0	0	..
		R'000	0	0	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>214 716</b>	<b>175 215</b>	<b>154 961</b>	<b>-27,8</b>
Non-residential buildings	Office and banking space	square metres	0	255	0	..
		R'000	0	1 612	0	..
	Shopping space	square metres	0	832	0	..
		R'000	0	5 260	0	..
	Industrial and warehouse space	square metres	12 460	32 669	5 557	-55,4
		R'000	95 893	228 596	43 008	-55,2
	Other non-residential buildings 3/	square metres	3 442	1 933	696	-79,8
		R'000	20 015	12 221	4 304	-78,5
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>115 908</b>	<b>247 689</b>	<b>47 312</b>	<b>-59,2</b>
Additions and alterations	Dwelling-houses	square metres	12 217	12 021	10 706	-12,4
		R'000	81 450	82 097	70 700	-13,2
	Other buildings 4/	square metres	3 270	893	237	-92,8
		R'000	30 236	7 122	1 799	-94,1
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>111 686</b>	<b>89 219</b>	<b>72 499</b>	<b>-35,1</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>442 310</b>	<b>512 123</b>	<b>274 772</b>	<b>-37,9</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	4	1	2	-50,0
		square metres	260	70	129	-50,4
		R'000	1 664	481	843	-49,3
	Dwelling-houses >= 80 square metres	Number	37	24	32	-13,5
		square metres	13 055	8 531	9 389	-28,1
		R'000	83 621	61 627	65 867	-21,2
	Flats and townhouses	Number	6	9	29	383,3
		square metres	611	247	2 713	344,0
		R'000	3 910	1 698	18 239	366,5
	Other residential buildings 2/	square metres	256	0	0	-100,0
		R'000	1 749	0	0	-100,0
	<b>Total residential buildings</b>	<b>R'000</b>	<b>90 944</b>	<b>63 806</b>	<b>84 949</b>	<b>-6,6</b>
Non-residential buildings	Office and banking space	square metres	130	0	0	-100,0
		R'000	669	0	0	-100,0
	Shopping space	square metres	753	0	4 250	464,4
		R'000	3 877	0	29 210	653,4
	Industrial and warehouse space	square metres	240	0	1 449	503,8
		R'000	1 536	0	9 314	506,4
	Other non-residential buildings 3/	square metres	0	461	0	..
		R'000	0	2 549	0	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>6 082</b>	<b>2 549</b>	<b>38 524</b>	<b>533,4</b>
Additions and alterations	Dwelling-houses	square metres	2 141	2 775	3 914	82,8
		R'000	12 704	19 001	26 414	107,9
	Other buildings 4/	square metres	1 487	0	0	-100,0
		R'000	11 517	2 586	5 498	-52,3
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>24 221</b>	<b>21 587</b>	<b>31 912</b>	<b>31,8</b>
<b>Building plans passed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>121 247</b>	<b>87 942</b>	<b>155 385</b>	<b>28,2</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	709	450	259	-63,5
		square metres	35 244	24 852	13 787	-60,9
		R'000	233 405	174 401	91 115	-61,0
	Dwelling-houses >= 80 square metres	Number	480	830	516	7,5
		square metres	119 237	219 262	127 415	6,9
		R'000	984 737	1 900 889	1 138 799	15,6
	Flats and townhouses	Number	885	765	554	-37,4
		square metres	79 946	88 560	53 211	-33,4
		R'000	693 724	760 509	455 308	-34,4
	Other residential buildings 2/	square metres	820	26 028	3 527	330,1
		R'000	4 722	204 538	21 067	346,1
	<b>Total residential buildings</b>	<b>R'000</b>	<b>1 916 588</b>	<b>3 040 337</b>	<b>1 706 289</b>	<b>-11,0</b>
Non-residential buildings	Office and banking space	square metres	6 393	8 387	72 346	1 031,6
		R'000	49 607	76 625	936 953	1 788,8
	Shopping space	square metres	4 743	9 601	22 138	366,8
		R'000	34 736	83 439	175 375	404,9
	Industrial and warehouse space	square metres	48 786	128 061	37 496	-23,1
		R'000	319 597	803 041	243 342	-23,9
	Other non-residential buildings 3/	square metres	7 397	14 635	11 996	62,2
		R'000	54 767	124 564	95 833	75,0
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>458 707</b>	<b>1 087 669</b>	<b>1 451 503</b>	<b>216,4</b>
Additions and alterations	Dwelling-houses	square metres	73 006	48 297	34 450	-52,8
		R'000	517 445	398 656	293 743	-43,2
	Other buildings 4/	square metres	29 370	9 064	20 970	-28,6
		R'000	247 839	143 055	258 405	4,3
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>765 284</b>	<b>541 711</b>	<b>552 148</b>	<b>-27,9</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>3 140 579</b>	<b>4 669 717</b>	<b>3 709 940</b>	<b>18,1</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
<b>Residential buildings</b>	Dwelling-houses < 80 square metres	Number	336	168	131	-61,0
		square metres	14 304	8 405	6 171	-56,9
		R'000	81 981	49 400	36 829	-55,1
	Dwelling-houses >= 80 square metres	Number	161	328	149	-7,5
		square metres	40 228	74 645	35 758	-11,1
		R'000	287 170	536 054	246 445	-14,2
	Flats and townhouses	Number	539	397	448	-16,9
		square metres	47 858	54 084	41 059	-14,2
		R'000	392 695	430 106	323 852	-17,5
	Other residential buildings 2/	square metres	0	25 146	3 527	..
		R'000	0	194 166	21 067	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>761 846</b>	<b>1 209 726</b>	<b>628 193</b>	<b>-17,5</b>
<b>Non-residential buildings</b>	Office and banking space	square metres	1 024	7 185	0	-100,0
		R'000	8 607	67 539	0	-100,0
	Shopping space	square metres	0	6 986	12 783	..
		R'000	0	60 663	79 575	..
	Industrial and warehouse space	square metres	10 707	11 623	6 533	-39,0
		R'000	74 311	76 371	49 152	-33,9
	Other non-residential buildings 3/	square metres	3 458	4 061	8 101	134,3
		R'000	24 535	29 926	56 179	129,0
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>107 453</b>	<b>234 499</b>	<b>184 906</b>	<b>72,1</b>
<b>Additions and alterations</b>	Dwelling-houses	square metres	42 522	22 802	14 136	-66,8
		R'000	261 422	159 862	95 981	-63,3
	Other buildings 4/	square metres	15 960	7 416	16 472	3,2
		R'000	135 261	104 869	158 602	17,3
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>396 683</b>	<b>264 731</b>	<b>254 583</b>	<b>-35,8</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>1 265 982</b>	<b>1 708 956</b>	<b>1 067 682</b>	<b>-15,7</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	8	23	15	87,5
		square metres	481	1 316	1 069	122,2
		R'000	3 570	9 866	8 353	134,0
	Dwelling-houses >= 80 square metres	Number	22	39	40	81,8
		square metres	4 538	10 621	11 680	157,4
		R'000	34 373	88 540	97 383	183,3
	Flats and townhouses	Number	87	14	0	-100,0
		square metres	4 384	1 065	0	-100,0
		R'000	32 538	8 783	0	-100,0
	Other residential buildings 2/	square metres	0	0	0	..
		R'000	0	0	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>70 481</b>	<b>107 189</b>	<b>105 736</b>	<b>50,0</b>
Non-residential buildings	Office and banking space	square metres	3 921	0	0	-100,0
		R'000	30 109	0	0	-100,0
	Shopping space	square metres	0	262	0	..
		R'000	0	2 161	0	..
	Industrial and warehouse space	square metres	4 422	1 350	2 484	-43,8
		R'000	33 957	10 762	15 364	-54,8
	Other non-residential buildings 3/	square metres	3 881	4 491	0	-100,0
		R'000	29 802	35 803	0	-100,0
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>93 868</b>	<b>48 726</b>	<b>15 364</b>	<b>-83,6</b>
Additions and alterations	Dwelling-houses	square metres	5 844	2 318	2 844	-51,3
		R'000	44 313	19 738	24 116	-45,6
	Other buildings 4/	square metres	3 470	114	1 000	-71,2
		R'000	26 475	12 397	10 997	-58,5
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>70 788</b>	<b>32 135</b>	<b>35 113</b>	<b>-50,4</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>235 137</b>	<b>188 050</b>	<b>156 213</b>	<b>-33,6</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	1	1	0	-100,0
		square metres	70	78	0	-100,0
		R'000	567	734	0	-100,0
	Dwelling-houses >= 80 square metres	Number	5	8	1	-80,0
		square metres	893	2 929	332	-62,8
		R'000	7 236	27 571	3 125	-56,8
	Flats and townhouses	Number	1	0	0	-100,0
		square metres	128	0	0	-100,0
		R'000	1 037	0	0	-100,0
	Other residential buildings 2/	square metres	0	0	0	..
		R'000	0	0	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>8 840</b>	<b>28 305</b>	<b>3 125</b>	<b>-64,6</b>
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	0	0	..
		R'000	0	0	0	..
	Other non-residential buildings 3/	square metres	0	0	0	..
		R'000	0	0	0	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>..</b>
Additions and alterations	Dwelling-houses	square metres	2 901	1 423	595	-79,5
		R'000	23 507	13 395	5 601	-76,2
	Other buildings 4/	square metres	551	0	554	0,5
		R'000	4 745	240	5 215	9,9
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>28 252</b>	<b>13 635</b>	<b>10 816</b>	<b>-61,7</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>37 092</b>	<b>41 940</b>	<b>13 941</b>	<b>-62,4</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	23	0	0	-100,0
		square metres	1 369	0	0	-100,0
		R'000	12 264	0	0	-100,0
	Dwelling-houses >= 80 square metres	Number	12	3	2	-83,3
		square metres	1 916	815	510	-73,4
		R'000	14 249	5 729	3 214	-77,4
	Flats and townhouses	Number	0	0	0	..
		square metres	0	0	0	..
		R'000	0	0	0	..
	Other residential buildings 2/	square metres	820	0	0	-100,0
		R'000	4 722	0	0	-100,0
	<b>Total residential buildings</b>	<b>R'000</b>	<b>31 235</b>	<b>5 729</b>	<b>3 214</b>	<b>-89,7</b>
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	293	0	0	-100,0
		R'000	2 175	0	0	-100,0
	Other non-residential buildings 3/	square metres	58	0	0	-100,0
		R'000	430	0	0	-100,0
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>2 605</b>	<b>0</b>	<b>0</b>	<b>-100,0</b>
Additions and alterations	Dwelling-houses	square metres	2 245	350	171	-92,4
		R'000	14 454	2 550	1 076	-92,6
	Other buildings 4/	square metres	0	223	0	..
		R'000	0	1 839	0	..
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>14 454</b>	<b>4 389</b>	<b>1 076</b>	<b>-92,6</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>48 294</b>	<b>10 118</b>	<b>4 290</b>	<b>-91,1</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	4	2	0	-100,0
		square metres	220	114	0	-100,0
		R'000	2 618	1 033	0	-100,0
	Dwelling-houses >= 80 square metres	Number	39	59	28	-28,2
		square metres	11 365	24 516	9 450	-16,8
		R'000	118 820	260 678	110 250	-7,2
	Flats and townhouses	Number	48	193	33	-31,3
		square metres	6 197	19 912	4 482	-27,7
		R'000	62 225	187 711	57 030	-8,3
	Other residential buildings 2/	square metres	0	90	0	..
		R'000	0	720	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>183 663</b>	<b>450 142</b>	<b>167 280</b>	<b>-8,9</b>
Non-residential buildings	Office and banking space	square metres	487	0	2 176	346,8
		R'000	5 357	0	22 848	326,5
	Shopping space	square metres	495	1 441	1 221	146,7
		R'000	3 960	12 648	8 547	115,8
	Industrial and warehouse space	square metres	6 465	13 046	1 340	-79,3
		R'000	43 916	80 768	8 040	-81,7
	Other non-residential buildings 3/	square metres	0	3 063	35	..
		R'000	0	38 288	438	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>53 233</b>	<b>131 704</b>	<b>39 873</b>	<b>-25,1</b>
Additions and alterations	Dwelling-houses	square metres	5 008	2 799	4 329	-13,6
		R'000	57 665	31 724	49 863	-13,5
	Other buildings 4/	square metres	2 052	494	1 561	-23,9
		R'000	24 288	8 194	17 595	-27,6
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>81 953</b>	<b>39 918</b>	<b>67 458</b>	<b>-17,7</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>318 849</b>	<b>621 764</b>	<b>274 611</b>	<b>-13,9</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
<b>Residential buildings</b>	Dwelling-houses < 80 square metres	Number	12	18	7	-41,7
		square metres	680	1 060	465	-31,6
		R'000	3 944	6 148	2 713	-31,2
	Dwelling-houses >= 80 square metres	Number	44	54	32	-27,3
		square metres	10 014	11 345	6 237	-37,7
		R'000	63 060	87 371	42 264	-33,0
	Flats and townhouses	Number	7	15	0	-100,0
		square metres	1 159	1 478	0	-100,0
		R'000	6 765	9 451	0	-100,0
	Other residential buildings 2/	square metres	0	0	0	..
		R'000	0	0	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>73 769</b>	<b>102 970</b>	<b>44 977</b>	<b>-39,0</b>
<b>Non-residential buildings</b>	Office and banking space	square metres	0	0	0	..
		R'000	0	0	0	..
	Shopping space	square metres	0	413	0	..
		R'000	0	2 615	0	..
	Industrial and warehouse space	square metres	4 319	0	0	-100,0
		R'000	28 740	0	0	-100,0
	Other non-residential buildings 3/	square metres	0	1 447	0	..
		R'000	0	8 950	0	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>28 740</b>	<b>11 565</b>	<b>0</b>	<b>-100,0</b>
<b>Additions and alterations</b>	Dwelling-houses	square metres	2 607	880	1 296	-50,3
		R'000	15 113	5 521	7 873	-47,9
	Other buildings 4/	square metres	1 317	0	0	-100,0
		R'000	12 657	4 626	17 295	36,6
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>27 770</b>	<b>10 147</b>	<b>25 168</b>	<b>-9,4</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>130 279</b>	<b>124 682</b>	<b>70 145</b>	<b>-46,2</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	324	222	102	-68,5
		square metres	18 060	12 932	5 791	-67,9
		R'000	128 077	101 043	41 220	-67,8
	Dwelling-houses >= 80 square metres	Number	166	295	212	27,7
		square metres	41 885	81 953	52 282	24,8
		R'000	401 441	805 263	554 662	38,2
	Flats and townhouses	Number	202	146	72	-64,4
		square metres	20 092	12 021	7 468	-62,8
		R'000	197 645	124 458	72 982	-63,1
	Other residential buildings 2/	square metres	0	792	0	..
		R'000	0	9 652	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>727 163</b>	<b>1 040 416</b>	<b>668 864</b>	<b>-8,0</b>
Non-residential buildings	Office and banking space	square metres	961	1 202	70 170	7 201,8
		R'000	5 534	9 086	914 105	16 418,0
	Shopping space	square metres	4 248	499	8 134	91,5
		R'000	30 776	5 352	87 253	183,5
	Industrial and warehouse space	square metres	11 441	100 932	27 139	137,2
		R'000	65 648	627 511	170 786	160,2
	Other non-residential buildings 3/	square metres	0	1 573	3 860	..
		R'000	0	11 597	39 216	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>101 958</b>	<b>653 546</b>	<b>1 211 360</b>	<b>1 088,1</b>
Additions and alterations	Dwelling-houses	square metres	10 315	16 466	10 016	-2,9
		R'000	91 144	157 399	102 265	12,2
	Other buildings 4/	square metres	4 214	437	1 383	-67,2
		R'000	32 851	7 333	20 984	-36,1
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>123 995</b>	<b>164 732</b>	<b>123 249</b>	<b>-0,6</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>953 116</b>	<b>1 858 694</b>	<b>2 003 473</b>	<b>110,2</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	0	11	0	..
		square metres	0	602	0	..
		R'000	0	3 806	0	..
	Dwelling-houses >= 80 square metres	Number	20	22	33	65,0
		square metres	3 998	5 134	4 877	22,0
		R'000	30 081	39 076	37 905	26,0
	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	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>30 081</b>	<b>42 882</b>	<b>37 905</b>	<b>26,0</b>
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	686	0	0	-100,0
		R'000	3 951	0	0	-100,0
	Other non-residential buildings 3/	square metres	0	0	0	..
		R'000	0	0	0	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>3 951</b>	<b>0</b>	<b>0</b>	<b>-100,0</b>
Additions and alterations	Dwelling-houses	square metres	812	359	481	-40,8
		R'000	5 138	2 267	3 039	-40,9
	Other buildings 4/	square metres	1 806	0	0	-100,0
		R'000	11 562	341	27 030	133,8
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>16 700</b>	<b>2 608</b>	<b>30 069</b>	<b>80,1</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>50 732</b>	<b>45 490</b>	<b>67 974</b>	<b>34,0</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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 2022	Dec 2022	Jan 2023	% change 1/
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	1	5	4	300,0
		square metres	60	345	291	385,0
		R'000	384	2 371	2 000	420,8
	Dwelling-houses >= 80 square metres	Number	11	22	19	72,7
		square metres	4 400	7 304	6 289	42,9
		R'000	28 307	50 607	43 551	53,9
	Flats and townhouses	Number	1	0	1	0,0
		square metres	128	0	202	57,8
		R'000	819	0	1 444	76,3
	Other residential buildings 2/	square metres	0	0	0	..
		R'000	0	0	0	..
	<b>Total residential buildings</b>	<b>R'000</b>	<b>29 510</b>	<b>52 978</b>	<b>46 995</b>	<b>59,3</b>
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	10 453	1 110	0	-100,0
		R'000	66 899	7 629	0	-100,0
	Other non-residential buildings 3/	square metres	0	0	0	..
		R'000	0	0	0	..
	<b>Total non-residential buildings</b>	<b>R'000</b>	<b>66 899</b>	<b>7 629</b>	<b>0</b>	<b>-100,0</b>
Additions and alterations	Dwelling-houses	square metres	752	900	582	-22,6
		R'000	4 689	6 200	3 929	-16,2
	Other buildings 4/	square metres	0	380	0	..
		R'000	0	3 216	687	..
	<b>Total additions and alterations</b>	<b>R'000</b>	<b>4 689</b>	<b>9 416</b>	<b>4 616</b>	<b>-1,6</b>
<b>Buildings completed</b>	<b>Total at current prices</b>	<b>R'000</b>	<b>101 098</b>	<b>70 023</b>	<b>51 611</b>	<b>-48,9</b>

1/ The percentage change between cumulative figures for 2022 and 2023.

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

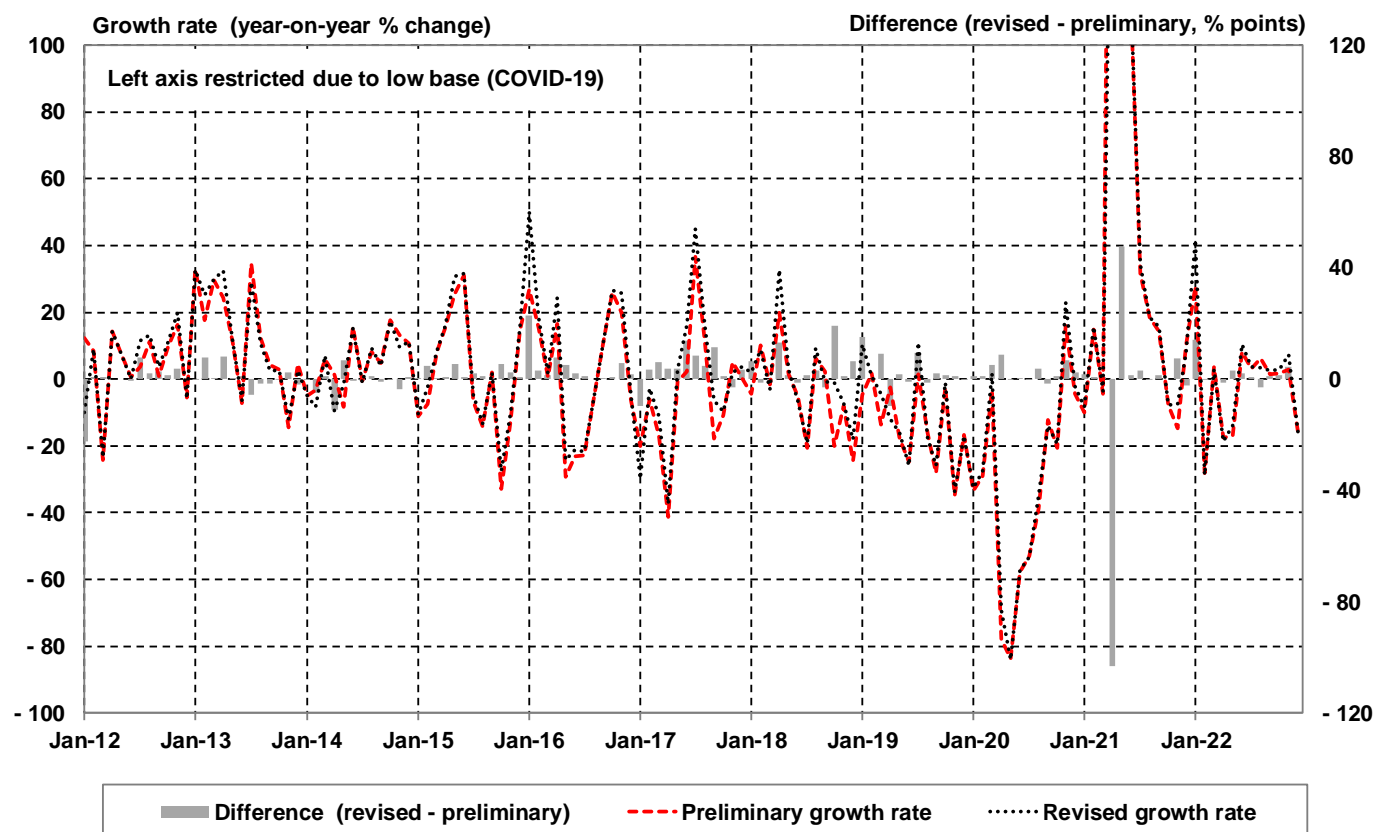
Revisions may be analysed in terms of several dimensions, namely rand values and/or growth rates (e.g. month-on-month percentage changes, year-on-year percentage changes); current prices and/or constant prices; seasonally adjusted and/or unadjusted data; totals and/or components; preliminary estimate 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 2022.

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: 4,40% Revised: 5,88%	The average of revised growth rates is higher than the average of preliminary growth rates
Mean revision	1,47 percentage points	This is the average of the revisions
Mean absolute revision	4,53 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	-5,2 to 13,3 percentage points	This may be regarded as the normal range for revisions, with revisions outside this range being outliers
Number of upward revisions	89 (or 67,4% of the total observations)	

Description	Value / outcome	Comment
Number of downward revisions	38 (or 28,8% of the total observations)	
Number of zero revisions	5 (or 3,8% of the total observations)	
Is the mean revision (1,47) 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)	5,77 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 7,71 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:

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

where

$n$  = number of observations

$\bar{R}$  = mean revision

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

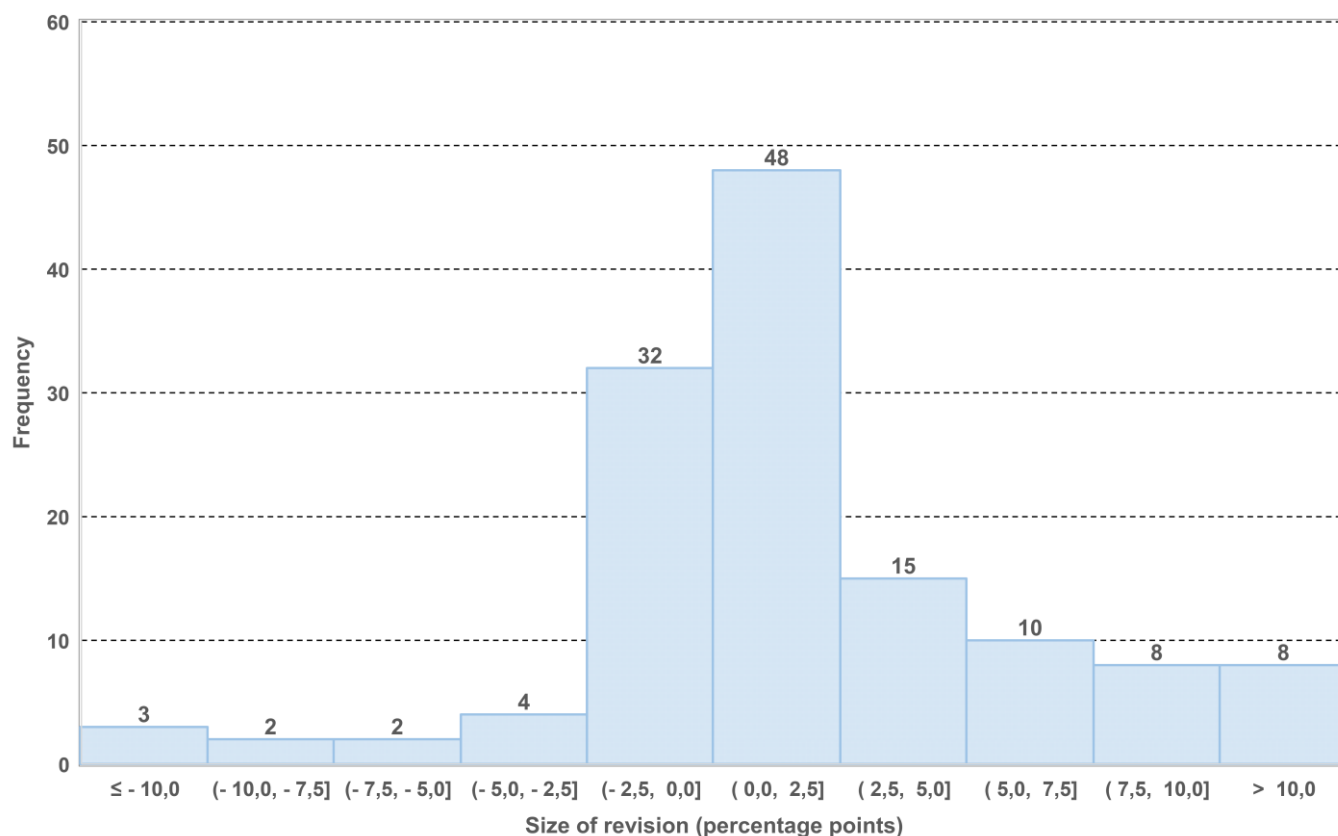
Note that if the test statistic shows that the mean revision (MR) is significantly different from zero, then there is bias in the preliminary estimates. Bias in a series suggests there is scope to enhance the compilation of that series in an attempt to remove or minimise the bias.  $MR > 0$  (statistically 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 1,68, 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 32 revisions between -2,5 and 0,0 ( $-2,5 < \text{revision} \leq 0,0$ ) and 48 revisions between 0,0 and 2,5 ( $0,0 < \text{revision} \leq 2,5$ ). 75,0% of revisions lay 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

<b>Introduction</b>	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.
<b>Purpose of the survey</b>	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.
<b>Scope of the survey</b>	4	This survey covers local government institutions conducting activities for the private sector regarding: <ul style="list-style-type: none"> <li>• passing of building plans; and</li> <li>• final inspection of completed buildings.</li> </ul>
<b>Classification</b>	5	Building activities are classified in division 5 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.
<b>Collection rate</b>	6	The preliminary collection rate for the survey on building statistics for January 2023 was 81,1%. The improved collection rate for December 2022 was 84,7%.
<b>Statistical unit</b>	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.
<b>Survey methodology and design</b>	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 percent 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.
<b>Constant prices</b>	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 2021=100) are converted to the base year 2019=100.

<b>Seasonal adjustment</b>	<b>10</b>	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.
	<b>11</b>	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 <a href="#">Click to download building statistics seasonal adjustment February 2022</a>
<b>Trend cycle</b>	<b>12</b>	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.
<b>Revised figures</b>	<b>13</b>	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.
	<b>14</b>	Once a year the annual statistical release P5041.3: <i>Selected building statistics of the private sector as reported by local government institutions</i> 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.
<b>Related publications</b>	<b>15</b>	Users may also wish to refer to the following publications: <ul style="list-style-type: none"> <li>• P5041.3: <i>Selected building statistics of the private sector as reported by local government institutions</i> issued annually;</li> <li>• P9101.2: <i>Actual and expected expenditure on construction by the public sector per statistical region</i> issued annually; and</li> <li>• <i>Building Statistics</i> (Report No. 50-11-01) issued annually.</li> </ul>
<b>Rounding-off of figures</b>	<b>16</b>	Where necessary, the figures in the tables have been rounded off to the nearest digit shown.
<b>Symbols and abbreviations</b>	<b>17</b>	.. 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

<b>Additions and alterations</b>	Extensions to existing buildings as well as internal and external alterations of existing buildings.
<b>Blocks of flats</b>	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.
<b>Dwelling-house</b>	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.
<b>Local government institutions</b>	<p>Include:</p> <ul style="list-style-type: none"> <li>• district municipalities;</li> <li>• metropolitan municipalities; and</li> <li>• local municipalities.</li> </ul>
<b>Municipality</b>	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).
<b>District municipality</b>	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)).
<b>Metropolitan municipality</b>	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)).
<b>Local municipality</b>	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.
<b>Non-residential buildings</b>	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.
<b>Other residential buildings</b>	Institutions for the disabled, boarding houses, old people’s homes, hostels, hotels, motels, guesthouses, holiday chalets, bed-and-breakfast accommodation, entertainment centres and casinos.
<b>Percentage change</b>	<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>

<b>Reference period</b>	One calendar month.
<b>Residential buildings</b>	Buildings that are used primarily as residences. Includes dwelling-houses, flats, townhouses and other residential buildings.
<b>Townhouses</b>	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.
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## 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 eleven 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.

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