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STATISTICAL RELEASE

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

January 2025

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.

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Key findings for January 2025

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 2024	Jan 2025	Difference in value between Jan 2024 and Jan 2025	% change between Jan 2024 and Jan 2025
	R'000	R'000	R'000	
Residential buildings	2 641 211	3 122 062	480 851	18,2
-Dwelling-houses	1 984 968	2 131 840	146 872	7,4
-Flats and townhouses	629 325	929 179	299 854	47,6
-Other residential buildings	26 918	61 043	34 125	126,8
Non-residential buildings	646 429	1 161 440	515 011	79,7
Additions and alterations	1 392 946	1 887 599	494 653	35,5
Total	4 680 586	6 171 101	1 490 515	31,8

The value of building plans passed (at current prices) increased by 31,8% (R1 490,5 million) in January 2025 compared with January 2024.

Increases were reported for non-residential buildings (R515,0 million), additions and alterations (R494,7 million) and residential buildings (R480,9 million) – see Table A.

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

Province	Jan 2024	Jan 2025	Weight Jan 2024	% change between Jan 2024 and Jan 2025	Contribution (% points) to the % change in the value of building plans passed between Jan 2024 and Jan 2025 ¹	Difference in value between Jan 2024 and Jan 2025
	R'000	R'000	%			R'000
Western Cape	1 267 700	2 266 707	27,1	78,8	21,3	999 007
Eastern Cape	285 336	207 054	6,1	-27,4	-1,7	-78 282
Northern Cape	45 282	61 018	1,0	34,8	0,3	15 736
Free State	257 699	143 371	5,5	-44,4	-2,4	-114 328
KwaZulu-Natal	574 982	1 094 680	12,3	90,4	11,1	519 698
North West	150 250	223 420	3,2	48,7	1,6	73 170
Gauteng	1 798 064	1 616 079	38,4	-10,1	-3,9	-181 985
Mpumalanga	135 350	391 619	2,9	189,3	5,5	256 269
Limpopo	165 923	167 153	3,5	0,7	0,0	1 230
Total	4 680 586	6 171 101	100,0	31,8	31,8	1 490 515

¹ 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 positive contributors to the total increase of 31,8% (R1 490,5 million) were Western Cape (contributing 21,3 percentage points or R999,0 million), KwaZulu-Natal (contributing 11,1 percentage points or R519,7 million) and Mpumalanga (contributing 5,5 percentage points or R256,3 million).

The largest negative contributors were Gauteng (contributing -3,9 percentage points or -R182,0 million) and Free State (contributing -2,4 percentage points or -R114,3 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 2024	Jan 2025	Difference in value between Jan 2024 and Jan 2025	% change between Jan 2024 and Jan 2025
	R'000	R'000	R'000	
Residential buildings	1 957 903	2 268 940	311 037	15,9
Non-residential buildings	479 191	844 070	364 879	76,1
Additions and alterations	1 032 577	1 371 802	339 225	32,9
Total	3 469 671	4 484 812	1 015 141	29,3

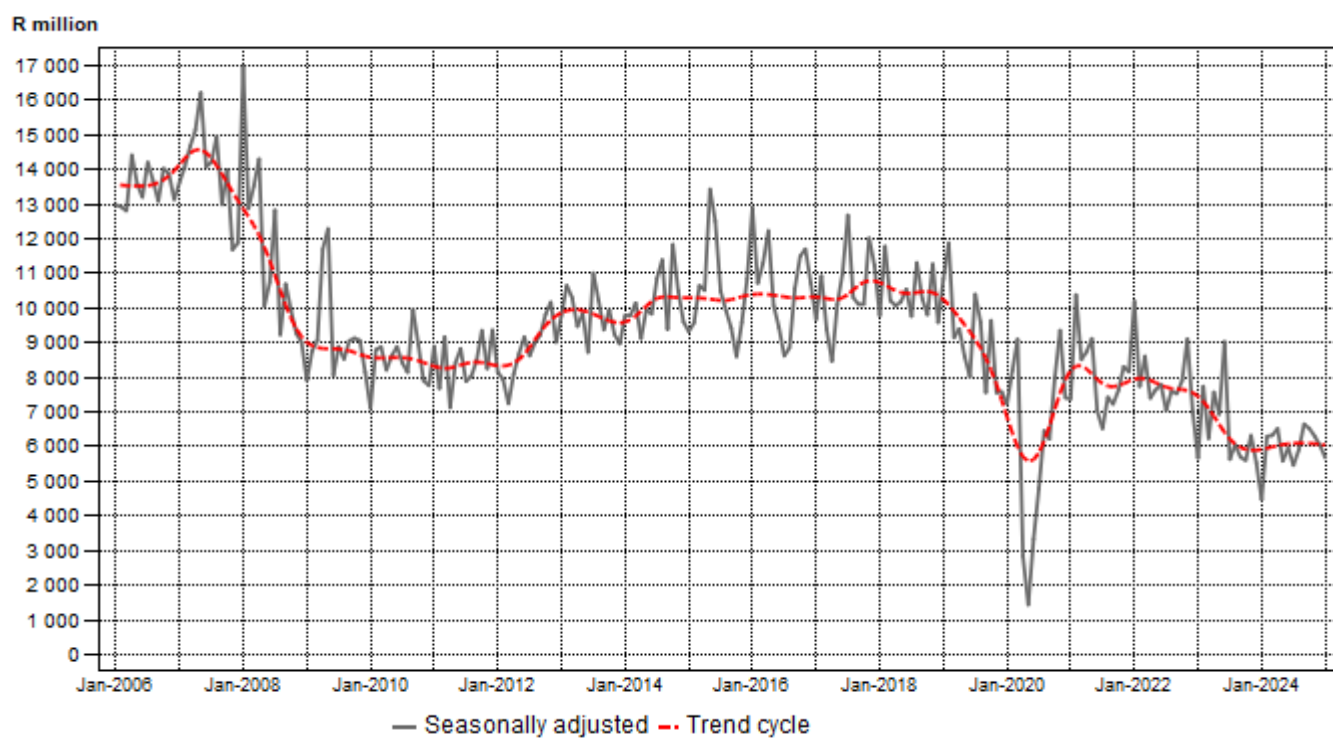
The real value of building plans passed (at constant 2019 prices) increased by 29,3% (R1 015,1 million) in January 2025 compared with January 2024. Increases were reported for non-residential buildings (R364,9 million), additions and alterations (R339,2 million) and residential buildings (R311,0 million) – 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 2024	Nov 2024 – Jan 2025	% change between Aug – Oct 2024 and Nov 2024 – Jan 2025
	R'000	R'000	
Residential buildings	8 925 310	9 051 825	1,4
Non-residential buildings ¹	5 004 520	3 452 257	-31,0
Additions and alterations	5 143 057	5 500 681	7,0
Total	19 072 887	18 004 763	-5,6

¹ Not seasonally adjusted because the presence of seasonality is not significant. See notes 9 and 10 on page 41.

The seasonally adjusted real value of building plans passed decreased by 5,6% in the three months ended January 2025 compared with the previous three months. A decrease was reported for non-residential buildings (-31,0%). Increases were reported for additions and alterations (7,0%) and residential buildings (1,4%) – 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 2024	Jan 2025	Difference in value between Jan 2024 and Jan 2025	% change between Jan 2024 and Jan 2025
	R'000	R'000	R'000	
Residential buildings	1 834 865	1 290 760	-544 105	-29,7
-Dwelling-houses	1 010 312	1 021 201	10 889	1,1
-Flats and townhouses	808 427	247 059	-561 368	-69,4
-Other residential buildings	16 126	22 500	6 374	39,5
Non-residential buildings	738 235	957 314	219 079	29,7
Additions and alterations	662 252	418 435	-243 817	-36,8
Total	3 235 352	2 666 509	-568 843	-17,6

The value of buildings reported as completed (at current prices) decreased by 17,6% (-R568,8 million) in January 2025 compared with January 2024. Decreases were reported for residential buildings (-R544,1 million) and additions and alterations (-R243,8 million). An increase was reported for non-residential buildings (R219,1 million) – see Table E.

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

Province	Jan 2024	Jan 2025	Weight Jan 2024	% change between Jan 2024 and Jan 2025	Contribution (% points) to the % change in the value of buildings completed between Jan 2024 and Jan 2025 ¹	Difference in value between Jan 2024 and Jan 2025
	R'000	R'000	%			R'000
Western Cape	699 700	696 156	21,6	-0,5	-0,1	-3 544
Eastern Cape	194 254	124 721	6,0	-35,8	-2,1	-69 533
Northern Cape	23 490	15 128	0,7	-35,6	-0,3	-8 362
Free State	38 168	33 019	1,2	-13,5	-0,2	-5 149
KwaZulu-Natal	686 895	424 572	21,2	-38,2	-8,1	-262 323
North West	82 744	111 792	2,6	35,1	0,9	29 048
Gauteng	1 352 029	1 198 054	41,8	-11,4	-4,8	-153 975
Mpumalanga	98 941	29 345	3,1	-70,3	-2,2	-69 596
Limpopo	59 131	33 722	1,8	-43,0	-0,8	-25 409
Total	3 235 352	2 666 509	100,0	-17,6	-17,6	-568 843

¹ 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.

Eight out of the nine provinces reported year-on-year decreases in the value of buildings completed in January 2025, of which KwaZulu-Natal (contributing -8,1 percentage points or -R262,3 million), Gauteng (contributing -4,8 percentage points or -R154,0 million), Mpumalanga (contributing -2,2 percentage points or -R69,6 million) and Eastern Cape (contributing -2,1 percentage points or -R69,5 million) were the largest contributors – 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 2024	Jan 2025	Difference in value between Jan 2024 and Jan 2025	% change between Jan 2024 and Jan 2025
	R'000	R'000	R'000	
Residential buildings	1 360 167	938 052	-422 115	-31,0
Non-residential buildings	547 246	695 722	148 476	27,1
Additions and alterations	490 921	304 095	-186 826	-38,1
Total	2 398 334	1 937 869	-460 465	-19,2

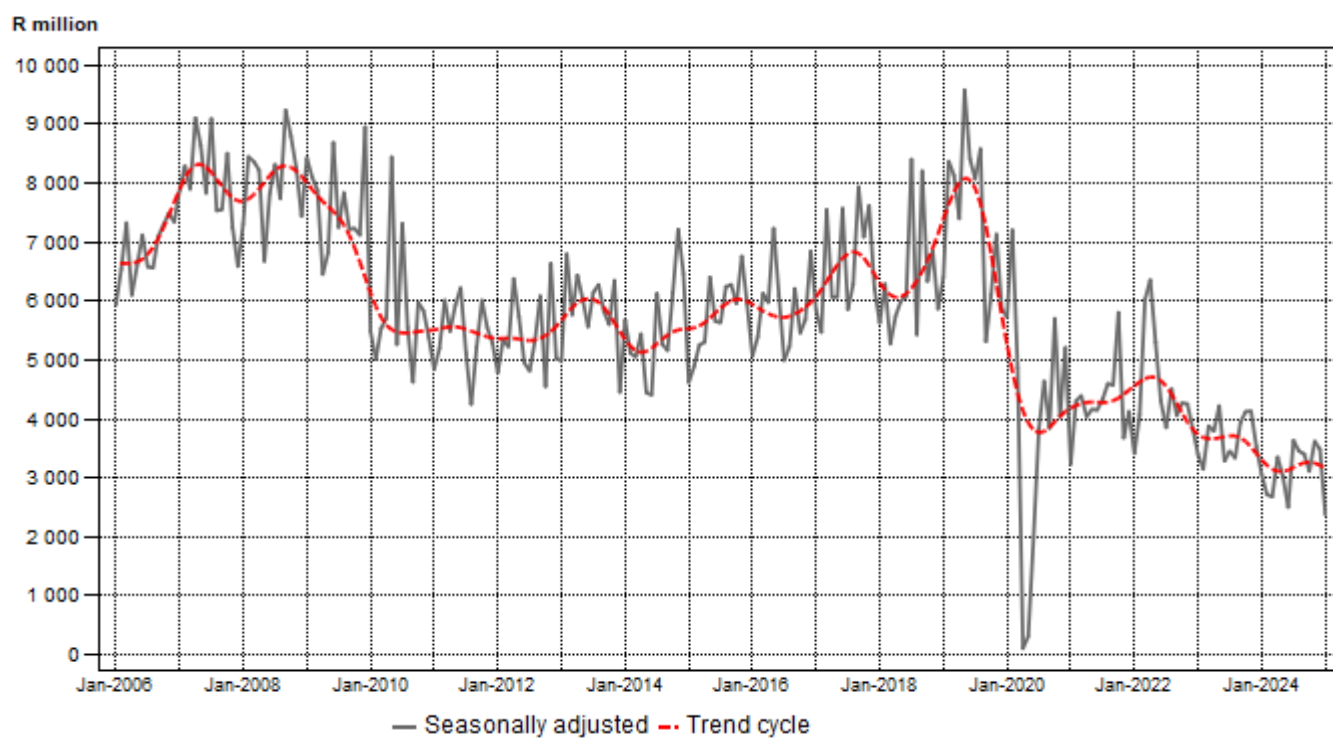
The real value of buildings reported as completed (at constant 2019 prices) decreased by 19,2% (-R460,5 million) in January 2025 compared with January 2024. Decreases were reported for residential buildings (-R422,1 million) and additions and alterations (-R186,8 million). Non-residential buildings rose by R148,5 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 2024	Nov 2024 – Jan 2025	% change between Aug – Oct 2024 and Nov 2024 – Jan 2025
	R'000	R'000	
Residential buildings	5 892 712	4 556 402	-22,7
Non-residential buildings ¹	2 192 801	3 276 497	49,4
Additions and alterations	1 879 968	1 644 688	-12,5
Total	9 965 481	9 477 587	-4,9

¹ Not seasonally adjusted because the presence of seasonality is not significant. See notes 9 and 10 on page 41.

The seasonally adjusted real value of buildings reported as completed decreased by 4,9% in the three months ended January 2025 compared with the previous three months. Decreases were reported for residential buildings (-22,7%) and additions and alterations (-12,5%). An increase was reported for non-residential buildings (49,4%) – see Table H.

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


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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		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
2024	January	2 641 211	-4,4	646 429	-10,4	1 392 946	-27,7	4 680 586	-13,5
	February	4 987 654	-6,0	1 655 142	-10,9	2 359 384	-10,6	9 002 180	-8,2
	March	3 540 798	-24,0	1 674 931	-1,3	2 596 885	20,7	7 812 614	-8,2
	April	4 241 995	-8,1	2 658 595	24,4	2 282 122	0,5	9 182 712	1,8
	May	4 033 138	-9,1	2 040 668	-0,9	1 939 535	-34,5	8 013 341	-15,3
	June	3 484 874	-26,2	2 478 972	-48,5	2 281 970	-17,6	8 245 816	-33,0
	July	3 474 787	-19,2	2 168 315	95,1	2 699 772	10,1	8 342 874	6,1
	August	4 035 524	2,7	1 988 552	-6,9	2 456 657	-3,6	8 480 733	-1,5
	September	4 744 763	5,9	2 061 661	101,3	2 605 772	9,3	9 412 196	19,3
	October	4 353 330	8,3	2 808 582	155,0	2 699 748	-9,7	9 861 660	21,6
	November	4 409 884	-1,3	1 833 735	10,2	2 535 681	-8,8	8 779 300	-1,5
	December	2 924 621	9,5	1 736 874	11,1	2 221 459	22,4	6 882 954	13,8
	Total	46 872 579	-6,9	23 752 456	8,5	28 071 931	-5,4	98 696 966	-3,2
2025	January	3 122 062	18,2	1 161 440	79,7	1 887 599	35,5	6 171 101	31,8

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.

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
2024	January	3 620 688	-1,0	646 429	-58,7	1 823 452	-20,2	6 090 569	-18,9
	February	4 478 230	23,7	1 655 142	156,0	2 384 798	30,8	8 518 170	39,9
	March	3 993 492	-10,8	1 674 931	1,2	2 972 312	24,6	8 640 735	1,4
	April	3 990 227	-0,1	2 658 595	58,7	2 245 546	-24,5	8 894 368	2,9
	May	3 749 320	-6,0	2 040 668	-23,2	1 873 454	-16,6	7 663 442	-13,8
	June	3 341 432	-10,9	2 478 972	21,5	2 354 713	25,7	8 175 117	6,7
	July	3 063 568	-8,3	2 168 315	-12,5	2 273 283	-3,5	7 505 166	-8,2
	August	3 782 439	23,5	1 988 552	-8,3	2 318 271	2,0	8 089 262	7,8
	September	4 650 212	22,9	2 061 661	3,7	2 402 730	3,6	9 114 603	12,7
	October	3 738 018	-19,6	2 808 582	36,2	2 326 728	-3,2	8 873 328	-2,6
	November	4 451 933	19,1	1 833 735	-34,7	2 368 941	1,8	8 654 609	-2,5
	December	3 902 655	-12,3	1 736 874	-5,3	2 684 388	13,3	8 323 917	-3,8
2025	January	4 201 445	7,7	1 161 440	-33,1	2 503 940	-6,7	7 866 825	-5,5
	Aug – Oct 24	12 170 669		6 858 795		7 047 729		26 077 193	
	Nov 24 – Jan 25 ²	12 556 033	3,2	4 732 049	-31,0	7 557 269	7,2	24 845 351	-4,7

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 9 and 10 on page 41.

Table 3 – 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		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2024	January	1 957 903	-9,7	479 191	-15,4	1 032 577	-31,7	3 469 671	-18,3
	February	3 686 367	-10,2	1 223 313	-14,8	1 743 817	-14,6	6 653 497	-12,2
	March	2 601 615	-27,1	1 230 662	-5,4	1 908 071	15,7	5 740 348	-11,9
	April	3 098 608	-12,4	1 941 998	18,6	1 666 999	-4,2	6 707 605	-3,0
	May	2 928 931	-13,5	1 481 967	-5,7	1 408 522	-37,6	5 819 420	-19,3
	June	2 539 996	-29,7	1 806 831	-50,9	1 663 243	-21,4	6 010 070	-36,1
	July	2 517 962	-22,9	1 571 243	86,1	1 956 357	4,9	6 045 562	1,2
	August	2 930 664	-1,5	1 444 119	-10,7	1 784 065	-7,6	6 158 848	-5,6
	September	3 448 229	2,3	1 498 300	94,4	1 893 730	5,6	6 840 259	15,3
	October	3 196 278	5,9	2 062 101	149,4	1 982 194	-11,7	7 240 573	18,9
	November	3 221 245	-3,6	1 339 470	7,6	1 852 214	-11,0	6 412 929	-3,8
	December	2 136 319	7,5	1 268 717	9,0	1 622 687	20,2	5 027 723	11,7
	Total	34 264 117	-10,6	17 347 912	4,1	20 514 476	-9,1	72 126 505	-7,0
2025	January	2 268 940	15,9	844 070	76,1	1 371 802	32,9	4 484 812	29,3

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.

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
2024	January	2 641 952	-1,1	479 191	-58,8	1 348 571	-20,3	4 469 714	-19,1
	February	3 312 302	25,4	1 223 313	155,3	1 759 560	30,5	6 295 175	40,8
	March	2 912 756	-12,1	1 230 662	0,6	2 177 209	23,7	6 320 627	0,4
	April	2 930 027	0,6	1 941 998	57,8	1 645 059	-24,4	6 517 084	3,1
	May	2 733 565	-6,7	1 481 967	-23,7	1 364 467	-17,1	5 579 999	-14,4
	June	2 438 580	-10,8	1 806 831	21,9	1 715 530	25,7	5 960 941	6,8
	July	2 234 793	-8,4	1 571 243	-13,0	1 652 372	-3,7	5 458 408	-8,4
	August	2 777 451	24,3	1 444 119	-8,1	1 684 748	2,0	5 906 318	8,2
	September	3 394 613	22,2	1 498 300	3,8	1 753 889	4,1	6 646 802	12,5
	October	2 753 246	-18,9	2 062 101	37,6	1 704 420	-2,8	6 519 767	-1,9
	November	3 228 269	17,3	1 339 470	-35,0	1 727 673	1,4	6 295 412	-3,4
	December	2 809 535	-13,0	1 268 717	-5,3	1 954 911	13,2	6 033 163	-4,2
2025	January	3 014 021	7,3	844 070	-33,5	1 818 097	-7,0	5 676 188	-5,9
	Aug – Oct 24	8 925 310		5 004 520		5 143 057		19 072 887	
	Nov 24 – Jan 25 ²	9 051 825	1,4	3 452 257	-31,0	5 500 681	7,0	18 004 763	-5,6

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 9 and 10 on page 41.

Table 5 – 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		Additions and alterations		Total	
		R'000	% change ¹	R'000	% change ¹	R'000	% change ¹	R'000	% change ¹
2024	January	1 834 865	14,6	738 235	-49,1	662 252	23,5	3 235 352	-9,9
	February	2 097 005	-13,1	464 909	-18,4	932 878	9,6	3 494 792	-8,9
	March	2 149 921	-21,9	392 388	-77,0	911 912	35,3	3 454 221	-32,7
	April	2 362 554	-6,7	1 461 297	8,4	730 773	5,4	4 554 624	-0,4
	May	2 446 961	-38,3	1 139 630	75,5	550 554	-35,5	4 137 145	-24,4
	June	2 194 469	-22,5	486 000	-35,6	731 540	-6,2	3 412 009	-21,9
	July	2 991 476	12,5	818 680	-33,8	1 360 226	91,6	5 170 382	12,3
	August	2 557 985	-16,3	1 344 921	101,1	934 048	23,9	4 836 954	7,9
	September	3 134 688	-12,4	932 629	-25,0	957 795	23,2	5 025 112	-10,2
	October	2 889 390	-8,3	733 183	-52,3	885 464	-19,2	4 508 037	-22,1
	November	2 691 761	-24,0	1 963 601	17,0	829 802	-18,2	5 485 164	-12,1
	December	2 357 240	-28,2	1 569 481	162,8	838 479	-0,9	4 765 200	0,8
	Total	29 708 315	-16,0	12 044 954	-10,4	10 325 723	7,7	52 078 992	-10,8
2025	January	1 290 760	-29,7	957 314	29,7	418 435	-36,8	2 666 509	-17,6

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.

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
2024	January	2 544 401	-19,2	738 235	23,6	867 859	-13,5	4 150 495	-12,6
	February	2 344 736	-7,8	464 909	-37,0	875 960	0,9	3 685 605	-11,2
	March	2 339 722	-0,2	392 388	-15,6	932 445	6,4	3 664 555	-0,6
	April	2 401 074	2,6	1 461 297	272,4	710 135	-23,8	4 572 506	24,8
	May	2 465 358	2,7	1 139 630	-22,0	555 516	-21,8	4 160 504	-9,0
	June	2 162 311	-12,3	486 000	-57,4	779 444	40,3	3 427 755	-17,6
	July	2 907 322	34,5	818 680	68,5	1 279 130	64,1	5 005 132	46,0
	August	2 549 738	-12,3	1 344 921	64,3	841 639	-34,2	4 736 298	-5,4
	September	2 819 769	10,6	932 629	-30,7	910 827	8,2	4 663 225	-1,5
	October	2 690 732	-4,6	733 183	-21,4	814 584	-10,6	4 238 499	-9,1
	November	2 210 718	-17,8	1 963 601	167,8	780 276	-4,2	4 954 595	16,9
	December	2 262 244	2,3	1 569 481	-20,1	937 180	20,1	4 768 905	-3,7
2025	January	1 793 003	-20,7	957 314	-39,0	540 295	-42,3	3 290 612	-31,0
	Aug – Oct 24	8 060 239		3 010 733		2 567 050		13 638 022	
	Nov 24 – Jan 25 ²	6 265 965	-22,3	4 490 396	49,1	2 257 751	-12,0	13 014 112	-4,6

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 9 and 10 on page 41.

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		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
2024	January	1 360 167	8,2	547 246	-52,0	490 921	16,7	2 398 334	-14,9
	February	1 549 893	-17,0	343 613	-22,0	689 489	4,7	2 582 995	-12,9
	March	1 579 663	-25,1	288 309	-78,0	670 031	29,7	2 538 003	-35,5
	April	1 725 752	-11,1	1 067 419	3,4	533 801	0,5	3 326 972	-5,1
	May	1 777 023	-41,3	827 618	67,1	399 821	-38,6	3 004 462	-28,0
	June	1 599 467	-26,1	354 227	-38,6	533 192	-10,5	2 486 886	-25,5
	July	2 167 736	7,3	593 246	-36,9	985 671	82,7	3 746 653	7,1
	August	1 857 651	-19,7	976 704	92,9	678 321	18,8	3 512 676	3,6
	September	2 278 116	-15,4	677 783	-27,6	696 072	19,0	3 651 971	-13,3
	October	2 121 432	-10,3	538 314	-53,4	650 120	-21,0	3 309 866	-23,8
	November	1 966 224	-25,8	1 434 332	14,2	606 137	-20,1	4 006 693	-14,1
	December	1 721 870	-29,5	1 146 443	158,0	612 476	-2,7	3 480 789	-1,0
	Total	21 704 994	-19,2	8 795 254	-14,0	7 546 052	3,7	38 046 300	-14,2
2025	January	938 052	-31,0	695 722	27,1	304 095	-38,1	1 937 869	-19,2

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.

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
2024	January	1 874 154	-19,7	547 246	23,1	632 255	-16,0	3 053 655	-13,5
	February	1 726 833	-7,9	343 613	-37,2	643 654	1,8	2 714 100	-11,1
	March	1 710 886	-0,9	288 309	-16,1	676 550	5,1	2 675 745	-1,4
	April	1 757 831	2,7	1 067 419	270,2	526 416	-22,2	3 351 666	25,3
	May	1 793 229	2,0	827 618	-22,5	403 916	-23,3	3 024 763	-9,8
	June	1 577 395	-12,0	354 227	-57,2	565 722	40,1	2 497 344	-17,4
	July	2 112 293	33,9	593 246	67,5	929 353	64,3	3 634 892	45,6
	August	1 858 866	-12,0	976 704	64,6	616 817	-33,6	3 452 387	-5,0
	September	2 058 065	10,7	677 783	-30,6	666 812	8,1	3 402 660	-1,4
	October	1 975 781	-4,0	538 314	-20,6	596 339	-10,6	3 110 434	-8,6
	November	1 615 129	-18,3	1 434 332	166,4	569 532	-4,5	3 618 993	16,4
	December	1 646 529	1,9	1 146 443	-20,1	688 074	20,8	3 481 046	-3,8
2025	January	1 294 744	-21,4	695 722	-39,3	387 082	-43,7	2 377 548	-31,7
	Aug – Oct 24	5 892 712		2 192 801		1 879 968		9 965 481	
	Nov 24 – Jan 25 ²	4 556 402	-22,7	3 276 497	49,4	1 644 688	-12,5	9 477 587	-4,9

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 9 and 10 on page 41.

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

			Jan 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	399	566	234	-41,4
		square metres	22 288	25 635	12 581	-43,6
		R'000	176 886	208 192	94 743	-46,4
	Dwelling-houses >= 80 square metres	Number	751	726	832	10,8
		square metres	209 478	219 244	237 187	13,2
		R'000	1 808 082	1 909 567	2 037 097	12,7
	Flats and townhouses	Number	522	692	1 028	96,9
		square metres	70 713	56 598	93 193	31,8
		R'000	629 325	579 035	929 179	47,6
	Other residential buildings ²	square metres	3 518	24 813	6 671	89,6
		R'000	26 918	227 827	61 043	126,8
	Total residential buildings	R'000	2 641 211	2 924 621	3 122 062	18,2
Non-residential buildings	Office and banking space	square metres	7 554	6 099	893	-88,2
		R'000	60 872	52 185	6 267	-89,7
	Shopping space	square metres	30 794	33 659	25 228	-18,1
		R'000	235 225	252 564	205 483	-12,6
	Industrial and warehouse space	square metres	33 562	163 920	119 755	256,8
		R'000	257 973	1 172 068	839 791	225,5
	Other non-residential buildings ³	square metres	12 418	27 685	12 761	2,8
		R'000	92 359	260 057	109 899	19,0
	Total non-residential buildings	R'000	646 429	1 736 874	1 161 440	79,7
Additions and alterations	Dwelling-houses	square metres	128 806	173 429	144 305	12,0
		R'000	1 119 880	1 525 840	1 269 612	13,4
	Other buildings ⁴	square metres	27 234	64 263	57 288	110,4
		R'000	273 066	695 619	617 987	126,3
	Total additions and alterations	R'000	1 392 946	2 221 459	1 887 599	35,5
Building plans passed	Total at current prices	R'000	4 680 586	6 882 954	6 171 101	31,8

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	119	314	95	-20,2
		square metres	5 339	13 575	4 486	-16,0
		R'000	33 181	102 625	31 730	-4,4
	Dwelling-houses ≥ 80 square metres	Number	273	284	405	48,4
		square metres	68 190	85 477	102 022	49,6
		R'000	541 935	648 639	756 577	39,6
	Flats and townhouses	Number	171	532	472	176,0
		square metres	23 119	37 803	48 231	108,6
		R'000	189 495	377 160	432 734	128,4
	Other residential buildings ²	square metres	273	1 787	216	-20,9
		R'000	2 048	12 883	1 342	-34,5
	Total residential buildings	R'000	766 659	1 141 307	1 222 383	59,4
Non-residential buildings	Office and banking space	square metres	893	1 843	448	-49,8
		R'000	8 193	13 719	3 241	-60,4
	Shopping space	square metres	3 972	2 315	18 346	361,9
		R'000	37 295	22 040	152 666	309,3
	Industrial and warehouse space	square metres	7 369	75 330	19 869	169,6
		R'000	50 665	529 726	144 650	185,5
	Other non-residential buildings ³	square metres	4 229	899	11 680	176,2
		R'000	31 139	5 675	98 462	216,2
	Total non-residential buildings	R'000	127 292	571 160	399 019	213,5
Additions and alterations	Dwelling-houses	square metres	34 202	75 692	55 598	62,6
		R'000	245 179	592 150	432 805	76,5
	Other buildings ⁴	square metres	12 686	23 962	18 040	42,2
		R'000	128 570	310 831	212 500	65,3
	Total additions and alterations	R'000	373 749	902 981	645 305	72,7
Building plans passed	Total at current prices	R'000	1 267 700	2 615 448	2 266 707	78,8

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	5	35	6	20,0
		square metres	329	1 550	292	-11,2
		R'000	2 491	13 273	2 466	-1,0
	Dwelling-houses >= 80 square metres	Number	47	40	30	-36,2
		square metres	9 700	10 426	9 929	2,4
		R'000	80 002	93 467	85 307	6,6
	Flats and townhouses	Number	26	13	1	-96,2
		square metres	3 001	1 724	946	-68,5
		R'000	24 184	14 942	8 199	-66,1
	Other residential buildings ²	square metres	0	13 374	0	..
		R'000	0	116 670	0	..
	Total residential buildings	R'000	106 677	238 352	95 972	-10,0
Non-residential buildings	Office and banking space	square metres	2 276	2 621	0	-100,0
		R'000	14 080	22 716	0	-100,0
	Shopping space	square metres	0	6 882	0	..
		R'000	0	58 845	0	..
	Industrial and warehouse space	square metres	0	14 354	0	..
		R'000	0	125 436	0	..
	Other non-residential buildings ³	square metres	2 331	5 864	0	-100,0
		R'000	19 216	51 294	0	-100,0
	Total non-residential buildings	R'000	33 296	258 291	0	-100,0
Additions and alterations	Dwelling-houses	square metres	15 449	18 960	9 526	-38,3
		R'000	123 333	163 816	80 340	-34,9
	Other buildings ⁴	square metres	2 558	9 584	3 622	41,6
		R'000	22 030	81 076	30 742	39,5
	Total additions and alterations	R'000	145 363	244 892	111 082	-23,6
Building plans passed	Total at current prices	R'000	285 336	741 535	207 054	-27,4

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	4	95	1	-75,0
		square metres	183	3 822	64	-65,0
		R'000	1 722	37 814	633	-63,2
	Dwelling-houses >= 80 square metres	Number	12	19	17	41,7
		square metres	2 250	3 562	3 002	33,4
		R'000	19 314	31 192	26 566	37,5
	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	21 036	69 006	27 199	29,3
Non-residential buildings	Office and banking space	square metres	947	0	0	-100,0
		R'000	5 914	0	0	-100,0
	Shopping space	square metres	0	13 636	0	..
		R'000	0	88 634	0	..
	Industrial and warehouse space	square metres	0	1 980	72	..
		R'000	0	14 499	712	..
	Other non-residential buildings ³	square metres	0	0	316	..
		R'000	0	0	3 126	..
	Total non-residential buildings	R'000	5 914	103 133	3 838	-35,1
Additions and alterations	Dwelling-houses	square metres	2 073	3 137	1 132	-45,4
		R'000	18 262	30 765	10 275	-43,7
	Other buildings ⁴	square metres	0	735	1 391	..
		R'000	70	7 391	19 706	28 051,4
	Total additions and alterations	R'000	18 332	38 156	29 981	63,5
Building plans passed	Total at current prices	R'000	45 282	210 295	61 018	34,8

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	5	4	4	-20,0
		square metres	319	221	276	-13,5
		R'000	2 838	2 000	2 560	-9,8
	Dwelling-houses >= 80 square metres	Number	39	22	24	-38,5
		square metres	9 403	5 710	5 124	-45,5
		R'000	79 129	48 409	42 054	-46,9
	Flats and townhouses	Number	0	0	0	..
		square metres	0	0	0	..
		R'000	0	0	0	..
	Other residential buildings ²	square metres	0	4 138	239	..
		R'000	0	26 897	2 417	..
	Total residential buildings	R'000	81 967	77 306	47 031	-42,6
Non-residential buildings	Office and banking space	square metres	0	0	0	..
		R'000	0	0	0	..
	Shopping space	square metres	11 210	0	0	-100,0
		R'000	70 238	0	0	-100,0
	Industrial and warehouse space	square metres	5 273	854	7 585	43,8
		R'000	42 990	8 636	49 303	14,7
	Other non-residential buildings ³	square metres	2 979	10 093	0	-100,0
		R'000	19 638	96 498	0	-100,0
	Total non-residential buildings	R'000	132 866	105 134	49 303	-62,9
Additions and alterations	Dwelling-houses	square metres	4 112	3 805	5 445	32,4
		R'000	32 998	34 677	44 846	35,9
	Other buildings ⁴	square metres	1 040	2 395	201	-80,7
		R'000	9 868	20 750	2 191	-77,8
	Total additions and alterations	R'000	42 866	55 427	47 037	9,7
Building plans passed	Total at current prices	R'000	257 699	237 867	143 371	-44,4

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	8	9	13	62,5
		square metres	470	470	727	54,7
		R'000	3 882	3 758	6 114	57,5
	Dwelling-houses >= 80 square metres	Number	71	55	77	8,5
		square metres	21 817	17 741	30 933	41,8
		R'000	225 608	197 975	351 034	55,6
	Flats and townhouses	Number	35	41	228	551,4
		square metres	5 866	6 170	23 152	294,7
		R'000	52 024	64 782	290 957	459,3
	Other residential buildings ²	square metres	1 902	756	3 751	97,2
		R'000	12 690	7 853	41 261	225,1
	Total residential buildings	R'000	294 204	274 368	689 366	134,3
Non-residential buildings	Office and banking space	square metres	2 468	1 122	0	-100,0
		R'000	24 603	12 342	0	-100,0
	Shopping space	square metres	0	1 083	656	..
		R'000	0	8 340	3 945	..
	Industrial and warehouse space	square metres	2 841	12 340	14 250	401,6
		R'000	17 215	74 508	121 125	603,6
	Other non-residential buildings ³	square metres	1 715	7 395	0	-100,0
		R'000	15 092	69 835	0	-100,0
	Total non-residential buildings	R'000	56 910	165 025	125 070	119,8
Additions and alterations	Dwelling-houses	square metres	18 055	20 080	16 734	-7,3
		R'000	191 898	226 776	186 058	-3,0
	Other buildings ⁴	square metres	1 887	7 322	6 446	241,6
		R'000	31 970	83 639	94 186	194,6
	Total additions and alterations	R'000	223 868	310 415	280 244	25,2
Building plans passed	Total at current prices	R'000	574 982	749 808	1 094 680	90,4

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	12	4	1	-91,7
		square metres	574	223	66	-88,5
		R'000	4 132	1 464	429	-89,6
	Dwelling-houses >= 80 square metres	Number	34	34	41	20,6
		square metres	8 739	8 667	11 141	27,5
		R'000	64 377	66 208	88 258	37,1
	Flats and townhouses	Number	9	9	6	-33,3
		square metres	792	565	288	-63,6
		R'000	4 899	3 446	1 872	-61,8
	Other residential buildings ²	square metres	310	0	0	-100,0
		R'000	1 917	0	0	-100,0
	Total residential buildings	R'000	75 325	71 118	90 559	20,2
Non-residential buildings	Office and banking space	square metres	0	0	445	..
		R'000	0	0	3 026	..
	Shopping space	square metres	2 438	3 619	4 546	86,5
		R'000	19 844	23 253	31 327	57,9
	Industrial and warehouse space	square metres	479	4 989	0	-100,0
		R'000	2 898	38 993	0	-100,0
	Other non-residential buildings ³	square metres	1 100	771	185	-83,2
		R'000	6 804	5 340	1 069	-84,3
	Total non-residential buildings	R'000	29 546	67 586	35 422	19,9
Additions and alterations	Dwelling-houses	square metres	5 783	5 924	3 388	-41,4
		R'000	40 410	40 548	23 201	-42,6
	Other buildings ⁴	square metres	585	3 181	4 503	669,7
		R'000	4 969	32 399	74 238	1 394,0
	Total additions and alterations	R'000	45 379	72 947	97 439	114,7
Building plans passed	Total at current prices	R'000	150 250	211 651	223 420	48,7

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	234	103	87	-62,8
		square metres	14 280	5 682	5 028	-64,8
		R'000	122 116	46 769	35 952	-70,6
	Dwelling-houses >= 80 square metres	Number	210	198	161	-23,3
		square metres	68 420	60 488	47 838	-30,1
		R'000	656 365	612 398	482 575	-26,5
	Flats and townhouses	Number	228	86	307	34,6
		square metres	34 044	8 360	17 261	-49,3
		R'000	325 781	105 216	172 592	-47,0
	Other residential buildings ²	square metres	1 033	4 533	0	-100,0
		R'000	10 263	62 061	0	-100,0
	Total residential buildings	R'000	1 114 525	826 444	691 119	-38,0
Non-residential buildings	Office and banking space	square metres	230	0	0	-100,0
		R'000	2 996	0	0	-100,0
	Shopping space	square metres	13 174	2 932	1 361	-89,7
		R'000	107 848	30 704	15 471	-85,7
	Industrial and warehouse space	square metres	12 108	43 749	63 961	428,3
		R'000	106 810	294 470	423 595	296,6
	Other non-residential buildings ³	square metres	0	2 663	580	..
		R'000	0	31 415	7 242	..
	Total non-residential buildings	R'000	217 654	356 589	446 308	105,1
Additions and alterations	Dwelling-houses	square metres	40 801	38 847	38 078	-6,7
		R'000	409 004	387 974	388 741	-5,0
	Other buildings ⁴	square metres	6 472	16 001	9 932	53,5
		R'000	56 881	144 804	89 911	58,1
	Total additions and alterations	R'000	465 885	532 778	478 652	2,7
Building plans passed	Total at current prices	R'000	1 798 064	1 715 811	1 616 079	-10,1

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	12	2	24	100,0
		square metres	794	92	1 443	81,7
		R'000	6 524	489	13 403	105,4
	Dwelling-houses >= 80 square metres	Number	29	51	44	51,7
		square metres	9 692	19 214	13 557	39,9
		R'000	61 899	150 719	103 954	67,9
	Flats and townhouses	Number	8	7	4	-50,0
		square metres	492	1 354	1 932	292,7
		R'000	4 403	8 996	12 836	191,5
	Other residential buildings ²	square metres	0	225	2 465	..
		R'000	0	1 463	16 023	..
	Total residential buildings	R'000	72 826	161 667	146 216	100,8
Non-residential buildings	Office and banking space	square metres	0	513	0	..
		R'000	0	3 408	0	..
	Shopping space	square metres	0	3 192	0	..
		R'000	0	20 748	0	..
	Industrial and warehouse space	square metres	1 097	10 324	10 515	858,5
		R'000	7 106	85 800	74 873	953,7
	Other non-residential buildings ³	square metres	0	0	0	..
		R'000	0	0	0	..
	Total non-residential buildings	R'000	7 106	109 956	74 873	953,7
Additions and alterations	Dwelling-houses	square metres	6 658	5 195	11 925	79,1
		R'000	47 108	35 642	86 021	82,6
	Other buildings ⁴	square metres	1 295	524	11 861	815,9
		R'000	8 310	10 030	84 509	917,0
	Total additions and alterations	R'000	55 418	45 672	170 530	207,7
Building plans passed	Total at current prices	R'000	135 350	317 295	391 619	189,3

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	0	0	3	..
		square metres	0	0	199	..
		R'000	0	0	1 456	..
	Dwelling-houses >= 80 square metres	Number	36	23	33	-8,3
		square metres	11 267	7 959	13 641	21,1
		R'000	79 453	60 560	100 772	26,8
	Flats and townhouses	Number	45	4	10	-77,8
		square metres	3 399	622	1 383	-59,3
		R'000	28 539	4 493	9 989	-65,0
	Other residential buildings ²	square metres	0	0	0	..
		R'000	0	0	0	..
	Total residential buildings	R'000	107 992	65 053	112 217	3,9
Non-residential buildings	Office and banking space	square metres	740	0	0	-100,0
		R'000	5 086	0	0	-100,0
	Shopping space	square metres	0	0	319	..
		R'000	0	0	2 074	..
	Industrial and warehouse space	square metres	4 395	0	3 503	-20,3
		R'000	30 289	0	25 533	-15,7
	Other non-residential buildings ³	square metres	64	0	0	-100,0
		R'000	470	0	0	-100,0
	Total non-residential buildings	R'000	35 845	0	27 607	-23,0
Additions and alterations	Dwelling-houses	square metres	1 673	1 789	2 479	48,2
		R'000	11 688	13 492	17 325	48,2
	Other buildings ⁴	square metres	711	559	1 292	81,7
		R'000	10 398	4 699	10 004	-3,8
	Total additions and alterations	R'000	22 086	18 191	27 329	23,7
Building plans passed	Total at current prices	R'000	165 923	83 244	167 153	0,7

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	197	326	260	32,0
		square metres	10 809	16 706	12 536	16,0
		R'000	78 910	123 043	82 446	4,5
	Dwelling-houses >= 80 square metres	Number	377	524	392	4,0
		square metres	104 041	142 903	106 081	2,0
		R'000	931 402	1 354 568	938 755	0,8
	Flats and townhouses	Number	786	769	173	-78,0
		square metres	77 369	82 559	27 785	-64,1
		R'000	808 427	855 542	247 059	-69,4
	Other residential buildings ²	square metres	1 263	2 761	3 496	176,8
		R'000	16 126	24 087	22 500	39,5
	Total residential buildings	R'000	1 834 865	2 357 240	1 290 760	-29,7
Non-residential buildings	Office and banking space	square metres	8 696	502	2 015	-76,8
		R'000	77 829	3 744	23 273	-70,1
	Shopping space	square metres	34 939	62 661	5 819	-83,3
		R'000	376 539	533 197	54 176	-85,6
	Industrial and warehouse space	square metres	29 711	134 008	117 150	294,3
		R'000	257 530	948 196	768 806	198,5
	Other non-residential buildings ³	square metres	3 499	9 695	13 259	278,9
		R'000	26 337	84 344	111 059	321,7
	Total non-residential buildings	R'000	738 235	1 569 481	957 314	29,7
Additions and alterations	Dwelling-houses	square metres	45 402	59 235	37 795	-16,8
		R'000	384 837	546 133	333 704	-13,3
	Other buildings ⁴	square metres	23 249	27 413	5 905	-74,6
		R'000	277 415	292 346	84 731	-69,5
	Total additions and alterations	R'000	662 252	838 479	418 435	-36,8
Buildings completed	Total at current prices	R'000	3 235 352	4 765 200	2 666 509	-17,6

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	84	110	60	-28,6
		square metres	4 073	5 557	2 836	-30,4
		R'000	28 982	39 928	18 677	-35,6
	Dwelling-houses >= 80 square metres	Number	126	166	159	26,2
		square metres	31 191	40 836	38 773	24,3
		R'000	232 467	333 590	283 979	22,2
	Flats and townhouses	Number	184	306	90	-51,1
		square metres	23 315	30 853	18 477	-20,8
		R'000	211 871	278 393	167 980	-20,7
	Other residential buildings ²	square metres	1 263	987	3 057	142,0
		R'000	16 126	8 447	19 459	20,7
	Total residential buildings	R'000	489 446	660 358	490 095	0,1
Non-residential buildings	Office and banking space	square metres	0	0	0	..
		R'000	0	0	0	..
	Shopping space	square metres	0	23 934	0	..
		R'000	0	210 365	0	..
	Industrial and warehouse space	square metres	3 387	21 242	9 880	191,7
		R'000	26 744	161 239	65 751	145,9
	Other non-residential buildings ³	square metres	3 040	3 710	1 884	-38,0
		R'000	22 994	35 694	14 320	-37,7
	Total non-residential buildings	R'000	49 738	407 298	80 071	61,0
Additions and alterations	Dwelling-houses	square metres	10 017	10 925	11 147	11,3
		R'000	71 964	86 557	77 817	8,1
	Other buildings ⁴	square metres	8 430	12 068	2 719	-67,7
		R'000	88 552	147 610	48 173	-45,6
	Total additions and alterations	R'000	160 516	234 167	125 990	-21,5
Buildings completed	Total at current prices	R'000	699 700	1 301 823	696 156	-0,5

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	4	6	108	2 600,0
		square metres	209	325	4 406	2 008,1
		R'000	1 691	2 596	29 438	1 640,9
	Dwelling-houses >= 80 square metres	Number	15	23	10	-33,3
		square metres	4 350	8 059	3 083	-29,1
		R'000	35 040	68 597	25 513	-27,2
	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	36 731	71 193	54 951	49,6
Non-residential buildings	Office and banking space	square metres	0	0	0	..
		R'000	0	0	0	..
	Shopping space	square metres	0	6 005	0	..
		R'000	0	39 033	0	..
	Industrial and warehouse space	square metres	0	1 803	0	..
		R'000	0	15 114	0	..
	Other non-residential buildings ³	square metres	0	0	0	..
		R'000	0	0	0	..
	Total non-residential buildings	R'000	0	54 147	0	..
Additions and alterations	Dwelling-houses	square metres	13 063	21 482	5 889	-54,9
		R'000	106 207	181 022	49 477	-53,4
	Other buildings ⁴	square metres	5 078	6 553	2 360	-53,5
		R'000	51 316	57 635	20 293	-60,5
	Total additions and alterations	R'000	157 523	238 657	69 770	-55,7
Buildings completed	Total at current prices	R'000	194 254	363 997	124 721	-35,8

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% 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	2	4	3	50,0
		square metres	429	1 192	617	43,8
		R'000	4 038	9 693	6 104	51,2
	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	4 038	9 693	6 104	51,2
Non-residential buildings	Office and banking space	square metres	0	192	0	..
		R'000	0	1 248	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	..
	Total non-residential buildings	R'000	0	1 248	0	..
Additions and alterations	Dwelling-houses	square metres	1 238	847	902	-27,1
		R'000	11 653	8 379	8 924	-23,4
	Other buildings ⁴	square metres	819	0	0	-100,0
		R'000	7 799	0	100	-98,7
	Total additions and alterations	R'000	19 452	8 379	9 024	-53,6
Buildings completed	Total at current prices	R'000	23 490	19 320	15 128	-35,6

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	0	2	0	..
		square metres	0	110	0	..
		R'000	0	1 112	0	..
	Dwelling-houses >= 80 square metres	Number	10	8	12	20,0
		square metres	2 094	1 924	3 322	58,6
		R'000	14 070	17 464	30 547	117,1
	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	14 070	18 576	30 547	117,1
Non-residential buildings	Office and banking space	square metres	0	0	0	..
		R'000	0	0	0	..
	Shopping space	square metres	145	0	0	-100,0
		R'000	897	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	..
Additions and alterations	Dwelling-houses	square metres	3 193	326	339	-89,4
		R'000	19 836	2 361	2 472	-87,5
	Other buildings ⁴	square metres	0	0	0	..
		R'000	3 365	0	0	-100,0
	Total additions and alterations	R'000	23 201	2 361	2 472	-89,3
Buildings completed	Total at current prices	R'000	38 168	20 937	33 019	-13,5

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	6	8	14	133,3
		square metres	367	385	826	125,1
		R'000	3 274	3 860	9 147	179,4
	Dwelling-houses >= 80 square metres	Number	37	49	44	18,9
		square metres	11 023	14 939	12 096	9,7
		R'000	112 669	185 496	138 119	22,6
	Flats and townhouses	Number	86	30	10	-88,4
		square metres	6 216	7 427	2 824	-54,6
		R'000	49 604	82 500	21 344	-57,0
	Other residential buildings ²	square metres	0	1 088	0	..
		R'000	0	7 660	0	..
	Total residential buildings	R'000	165 547	279 516	168 610	1,9
Non-residential buildings	Office and banking space	square metres	0	0	0	..
		R'000	0	0	0	..
	Shopping space	square metres	33 849	6 441	4 127	-87,8
		R'000	369 577	70 851	42 457	-88,5
	Industrial and warehouse space	square metres	9 323	2 092	15 170	62,7
		R'000	70 241	17 958	107 637	53,2
	Other non-residential buildings ³	square metres	0	1 215	1 421	..
		R'000	0	13 365	15 631	..
	Total non-residential buildings	R'000	439 818	102 174	165 725	-62,3
Additions and alterations	Dwelling-houses	square metres	5 061	7 036	6 719	32,8
		R'000	58 343	82 576	77 579	33,0
	Other buildings ⁴	square metres	101	937	762	654,5
		R'000	23 187	15 211	12 658	-45,4
	Total additions and alterations	R'000	81 530	97 787	90 237	10,7
Buildings completed	Total at current prices	R'000	686 895	479 477	424 572	-38,2

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	4	30	13	225,0
		square metres	264	1 538	796	201,5
		R'000	1 777	10 264	4 652	161,8
	Dwelling-houses >= 80 square metres	Number	38	31	31	-18,4
		square metres	8 191	7 514	8 362	2,1
		R'000	60 865	53 666	60 329	-0,9
	Flats and townhouses	Number	0	0	12	..
		square metres	0	0	1 052	..
		R'000	0	0	9 117	..
	Other residential buildings ²	square metres	0	0	439	..
		R'000	0	0	3 041	..
	Total residential buildings	R'000	62 642	63 930	77 139	23,1
Non-residential buildings	Office and banking space	square metres	0	310	0	..
		R'000	0	2 496	0	..
	Shopping space	square metres	0	12 722	1 692	..
		R'000	0	82 828	11 719	..
	Industrial and warehouse space	square metres	0	0	0	..
		R'000	0	0	0	..
	Other non-residential buildings ³	square metres	0	2 458	329	..
		R'000	0	15 977	2 139	..
	Total non-residential buildings	R'000	0	101 301	13 858	..
Additions and alterations	Dwelling-houses	square metres	1 971	1 014	3 165	60,6
		R'000	13 503	6 476	20 606	52,6
	Other buildings ⁴	square metres	336	2 449	29	-91,4
		R'000	6 599	15 134	189	-97,1
	Total additions and alterations	R'000	20 102	21 610	20 795	3,4
Buildings completed	Total at current prices	R'000	82 744	186 841	111 792	35,1

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	93	168	63	-32,3
		square metres	5 500	8 656	3 545	-35,5
		R'000	40 430	64 177	19 578	-51,6
	Dwelling-houses >= 80 square metres	Number	125	203	113	-9,6
		square metres	41 287	56 021	34 484	-16,5
		R'000	433 570	583 730	352 585	-18,7
	Flats and townhouses	Number	516	406	61	-88,2
		square metres	47 838	40 268	5 432	-88,6
		R'000	546 952	468 000	48 618	-91,1
	Other residential buildings ²	square metres	0	686	0	..
		R'000	0	7 980	0	..
	Total residential buildings	R'000	1 020 952	1 123 887	420 781	-58,8
Non-residential buildings	Office and banking space	square metres	0	0	2 015	..
		R'000	0	0	23 273	..
	Shopping space	square metres	945	12 373	0	-100,0
		R'000	6 065	121 554	0	-100,0
	Industrial and warehouse space	square metres	12 550	108 871	90 558	621,6
		R'000	129 953	753 885	586 454	351,3
	Other non-residential buildings ³	square metres	459	2 312	9 625	1 996,9
		R'000	3 343	19 308	78 969	2 262,2
	Total non-residential buildings	R'000	139 361	894 747	688 696	394,2
Additions and alterations	Dwelling-houses	square metres	9 944	15 601	8 461	-14,9
		R'000	96 969	163 492	87 020	-10,3
	Other buildings ⁴	square metres	8 458	5 373	35	-99,6
		R'000	94 747	46 223	1 557	-98,4
	Total additions and alterations	R'000	191 716	209 715	88 577	-53,8
Buildings completed	Total at current prices	R'000	1 352 029	2 228 349	1 198 054	-11,4

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	0	1	0	..
		square metres	0	60	0	..
		R'000	0	564	0	..
	Dwelling-houses >= 80 square metres	Number	14	21	12	-14,3
		square metres	2 908	6 690	2 244	-22,8
		R'000	20 911	60 519	18 981	-9,2
	Flats and townhouses	Number	0	27	0	..
		square metres	0	4 011	0	..
		R'000	0	26 649	0	..
	Other residential buildings ²	square metres	0	0	0	..
		R'000	0	0	0	..
	Total residential buildings	R'000	20 911	87 732	18 981	-9,2
Non-residential buildings	Office and banking space	square metres	8 696	0	0	-100,0
		R'000	77 829	0	0	-100,0
	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	..
	Total non-residential buildings	R'000	77 829	0	0	-100,0
Additions and alterations	Dwelling-houses	square metres	0	1 868	1 006	..
		R'000	0	14 288	8 603	..
	Other buildings ⁴	square metres	0	0	0	..
		R'000	201	9 795	1 761	776,1
	Total additions and alterations	R'000	201	24 083	10 364	5 056,2
Buildings completed	Total at current prices	R'000	98 941	111 815	29 345	-70,3

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 2024	Dec 2024	Jan 2025	% change ¹
Category of building	Type of building	Measuring unit				
Residential buildings	Dwelling-houses < 80 square metres	Number	6	1	2	-66,7
		square metres	396	75	127	-67,9
		R'000	2 756	542	954	-65,4
	Dwelling-houses >= 80 square metres	Number	10	19	8	-20,0
		square metres	2 568	5 728	3 100	20,7
		R'000	17 772	41 813	22 598	27,2
	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	20 528	42 355	23 552	14,7
Non-residential buildings	Office and banking space	square metres	0	0	0	..
		R'000	0	0	0	..
	Shopping space	square metres	0	1 186	0	..
		R'000	0	8 566	0	..
	Industrial and warehouse space	square metres	4 451	0	1 542	-65,4
		R'000	30 592	0	8 964	-70,7
	Other non-residential buildings ³	square metres	0	0	0	..
		R'000	0	0	0	..
	Total non-residential buildings	R'000	30 592	8 566	8 964	-70,7
Additions and alterations	Dwelling-houses	square metres	915	136	167	-81,7
		R'000	6 362	982	1 206	-81,0
	Other buildings ⁴	square metres	27	33	0	-100,0
		R'000	1 649	738	0	-100,0
	Total additions and alterations	R'000	8 011	1 720	1 206	-84,9
Buildings completed	Total at current prices	R'000	59 131	52 641	33 722	-43,0

¹ The percentage change between cumulative figures for 2024 and 2025.² 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 explanatory notes (see note 12 on page 41).

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 2024.

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

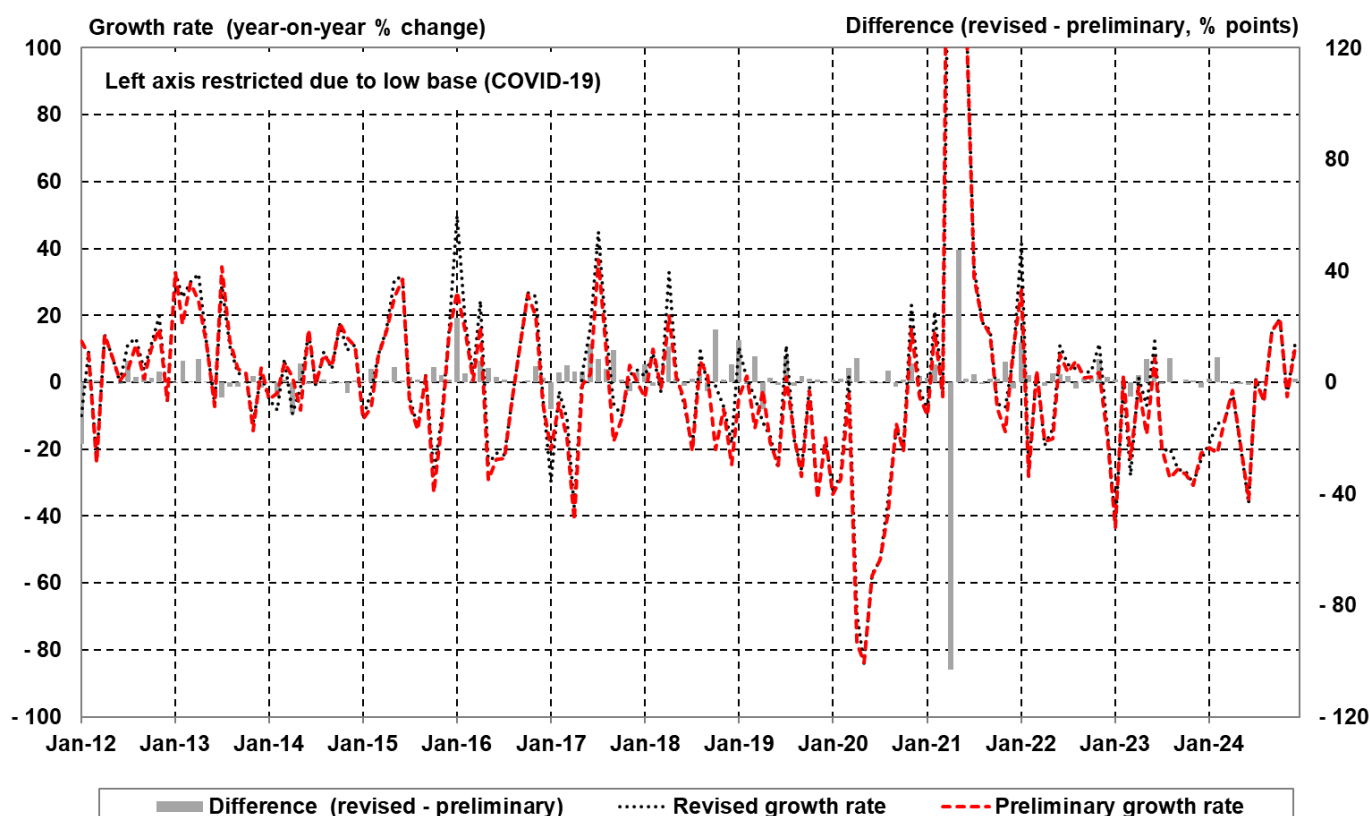


Table 29 – Value of building plans passed year-on-year growth rates: preliminary and revised

Description	Value / outcome	Comment
Average year-on-year growth rate over the whole period	Preliminary: 1,80% Revised: 3,34%	The average of revised growth rates is higher than the average of preliminary growth rates
Mean revision	1,54 percentage points	This is the average of the revisions
Mean absolute revision	4,29 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	-5,0 to 11,7 percentage points	This may be regarded as the normal range for revisions, with revisions outside this range being outliers
Number of upward revisions	104 (or 66,7% of the total observations)	
Number of downward revisions	46 (or 29,5% of the total observations)	
Number of zero revisions	6 (or 3,8% of the total observations)	
Is the mean revision (1,54) significantly different from zero?	Yes	This indicates that there is bias in the preliminary estimate – see Note 1 on page 39
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:

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

where

n = number of observations

\bar{R} = mean revision

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

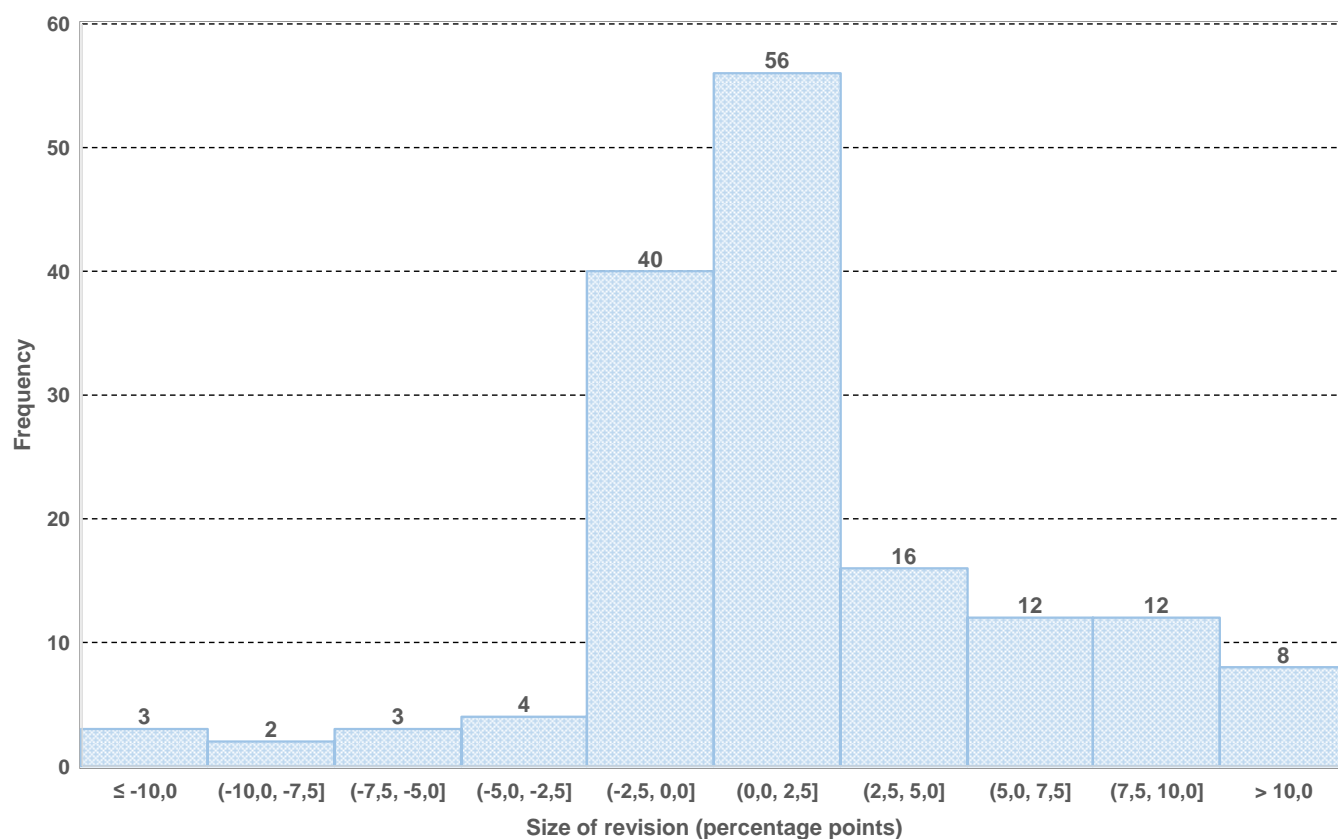
Note that if the test statistic shows that the mean revision (MR) is significantly different from zero, then there is bias in the preliminary estimates. Bias in a series suggests there is scope to enhance the compilation of that series in an attempt to remove or minimise the bias. $MR > 0$ (statistically 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 2,09, which lies above the critical value of 1,98, indicating that the MR is significantly different from zero at a 5% significance level. Accordingly, bias is detected in the preliminary estimates.

The revisions will be monitored going forward to assess whether a change in the methodology for imputations is required.

Figure 4 shows the revisions in terms of a histogram. There were 40 revisions between -2,5 and 0,0 ($-2,5 < \text{revision} \leq 0,0$) and 56 revisions between 0,0 and 2,5 ($0,0 < \text{revision} \leq 2,5$). Around 74,4% 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.
Purpose of the survey	2	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	3	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	4	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	5	The preliminary collection rate for the survey on building statistics for January 2025 was 86,4%. The collection rate for December 2024 was 88,2%.
Statistical unit	6	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	7	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 and telephone.
Constant prices	8	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** 9 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.
- 10 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** 11 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** 12 Revised figures are mainly due to late submission of data to Stats SA, or respondents reporting revisions or corrections to their figures. The reasons for routine revisions are outlined in the following schedule. Any unscheduled revisions will be promptly indicated in relevant tables to maintain transparency and accuracy. It is important to note that seasonally adjusted figures are revised monthly.

Statistical release	Reason for revision	Period subject to revision
Jan-25	Additional information from respondents	Jan-23 - Dec-24
Feb-25	Additional information from respondents	Feb-23 - Jan-25
Mar-25	Additional information from respondents	Mar-23 - Feb-25
Apr-25	Additional information from respondents	Apr-23 - Mar-25
May-25	Additional information from respondents	May-23 - Apr-25
Jun-25	Additional information from respondents	Jun-23 - May-25
Jul-25	Additional information from respondents	Jul-23 - Jun-25
Aug-25	Additional information from respondents	Aug-23 - Jul-25
Sep-25	Additional information from respondents	Sep-23 - Aug-25
Oct-25	Additional information from respondents	Oct-23 - Sep-25
Nov-25	Additional information from respondents	Nov-23 - Oct-25
Dec-25	Additional information from respondents	Dec-23 - Nov-25
New base year in 2027/28 – periodic, approximately four to five-year intervals		

- Related publications** 13 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** 14 Where necessary, the figures in the tables have been rounded off to the nearest digit shown.
- Symbols and abbreviations** 15
- .. Changes from a zero in the preceding period cannot be calculated as a percentage
 - 0 Nil or figure too small to publish
 - * Revised figures
 - 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.
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