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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 2026

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 2026

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 2025 | Jan 2026 | Difference in value between Jan 2025 and Jan 2026 | % change between Jan 2025 and Jan 2026 |
|----------------------------------|------------------|------------------|---|--|
| | R'000 | R'000 | R'000 | |
| Residential buildings | 3 186 144 | 3 152 634 | -33 510 | -1,1 |
| -Dwelling-houses | 2 195 922 | 1 849 538 | -346 384 | -15,8 |
| -Flats and townhouses | 911 397 | 823 863 | -87 534 | -9,6 |
| -Other residential buildings | 78 825 | 479 233 | 400 408 | 508,0 |
| Non-residential buildings | 1 206 164 | 1 540 679 | 334 515 | 27,7 |
| Additions and alterations | 1 871 867 | 1 582 028 | -289 839 | -15,5 |
| Total | 6 264 175 | 6 275 341 | 11 166 | 0,2 |

The value of building plans passed (at current prices) increased by 0,2% (R11,2 million) in January 2026 compared with January 2025.

An increase was reported for non-residential buildings (R334,5 million). Decreases were reported for additions and alterations (-R289,8 million) and residential buildings (-R33,5 million) – see Table A.

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

| Province | Jan 2025 | Jan 2026 | Weight Jan 2025 | % change between Jan 2025 and Jan 2026 | Contribution (% points) to the % change in the value of building plans passed between Jan 2025 and Jan 2026 ¹ | Difference in value between Jan 2025 and Jan 2026 |
|---------------|------------------|------------------|-----------------|--|--|---|
| | R'000 | R'000 | % | | | R'000 |
| Western Cape | 2 297 306 | 1 872 544 | 36,7 | -18,5 | -6,8 | -424 762 |
| Eastern Cape | 207 054 | 473 988 | 3,3 | 128,9 | 4,3 | 266 934 |
| Northern Cape | 61 018 | 43 942 | 1,0 | -28,0 | -0,3 | -17 076 |
| Free State | 176 592 | 246 929 | 2,8 | 39,8 | 1,1 | 70 337 |
| KwaZulu-Natal | 1 094 680 | 805 592 | 17,5 | -26,4 | -4,6 | -289 088 |
| North West | 223 420 | 201 505 | 3,6 | -9,8 | -0,3 | -21 915 |
| Gauteng | 1 645 333 | 2 008 542 | 26,3 | 22,1 | 5,8 | 363 209 |
| Mpumalanga | 391 619 | 314 545 | 6,3 | -19,7 | -1,2 | -77 074 |
| Limpopo | 167 153 | 307 754 | 2,7 | 84,1 | 2,2 | 140 601 |
| Total | 6 264 175 | 6 275 341 | 100,0 | 0,2 | 0,2 | 11 166 |

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 0,2% (R11,2 million) were Gauteng (contributing 5,8 percentage points or R363,2 million), Eastern Cape (contributing 4,3 percentage points or R266,9 million) and Limpopo (contributing 2,2 percentage points or R140,6 million).

The largest negative contributors were Western Cape (contributing -6,8 percentage points or -R424,8 million) and KwaZulu-Natal (contributing -4,6 percentage points or -R289,1 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 2025 | Jan 2026 | Difference in value between Jan 2025 and Jan 2026 | % change between Jan 2025 and Jan 2026 |
|---------------------------|------------------|------------------|---|---|
| | R'000 | R'000 | R'000 | |
| Residential buildings | 2 315 512 | 2 213 928 | -101 584 | -4,4 |
| Non-residential buildings | 876 573 | 1 081 938 | 205 365 | 23,4 |
| Additions and alterations | 1 360 368 | 1 110 975 | -249 393 | -18,3 |
| Total | 4 552 453 | 4 406 841 | -145 612 | -3,2 |

The real value of building plans passed (at constant 2019 prices) decreased by 3,2% (-R145,6 million) in January 2026 compared with January 2025. Decreases were reported for additions and alterations (-R249,4 million) and residential buildings (-R101,6 million). An increase was reported for non-residential buildings (R205,4 million) – see Table C.

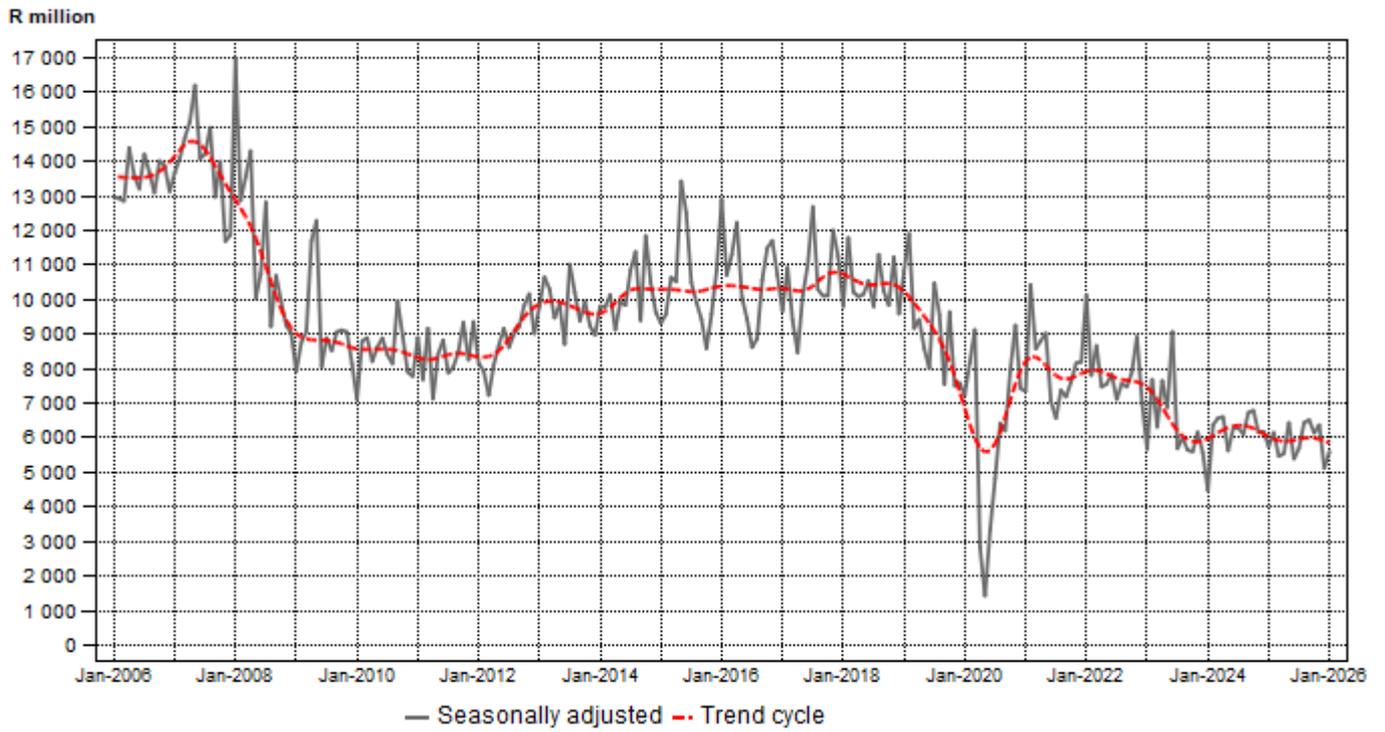
Table D – Seasonally adjusted building plans passed by larger municipalities at constant 2019 prices for the latest three months by type of building

| Type of building | Aug – Oct 2025 | Nov 2025 – Jan 2026 | % change between Aug – Oct 2025 and Nov 2025 – Jan 2026 |
|--|-------------------|---------------------|--|
| | R'000 | R'000 | |
| Residential buildings | 8 507 885 | 9 142 696 | 7,5 |
| Non-residential buildings ¹ | 5 364 229 | 2 896 514 | -46,0 |
| Additions and alterations | 5 206 272 | 5 037 287 | -3,2 |
| Total | 19 078 386 | 17 076 497 | -10,5 |

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 10,5% in the three months ended January 2026 compared with the previous three months. Decreases were reported for non-residential buildings (-46,0%) and additions and alterations (-3,2%). An increase was reported for residential buildings (7,5%) – 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 2025 | Jan 2026 | Difference in value between Jan 2025 and Jan 2026 | % change between Jan 2025 and Jan 2026 |
|----------------------------------|------------------|------------------|---|---|
| | R'000 | R'000 | R'000 | |
| Residential buildings | 1 276 232 | 1 159 471 | -116 761 | -9,1 |
| -Dwelling-houses | 886 824 | 904 169 | 17 345 | 2,0 |
| -Flats and townhouses | 366 908 | 234 878 | -132 030 | -36,0 |
| -Other residential buildings | 22 500 | 20 424 | -2 076 | -9,2 |
| Non-residential buildings | 1 244 982 | 372 511 | -872 471 | -70,1 |
| Additions and alterations | 401 356 | 492 540 | 91 184 | 22,7 |
| Total | 2 922 570 | 2 024 522 | -898 048 | -30,7 |

The value of buildings reported as completed (at current prices) decreased by 30,7% (-R898,0 million) in January 2026 compared with January 2025. Decreases were reported for non-residential buildings (-R872,5 million) and residential buildings (-R116,8 million). An increase was reported for additions and alterations (R91,2 million) – see Table E.

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

| Province | Jan 2025 | Jan 2026 | Weight Jan 2025 | % change between Jan 2025 and Jan 2026 | Contribution (% points) to the % change in the value of buildings completed between Jan 2025 and Jan 2026 ¹ | Difference in value between Jan 2025 and Jan 2026 |
|---------------|------------------|------------------|--------------------|--|---|--|
| | R'000 | R'000 | % | | | R'000 |
| Western Cape | 671 423 | 1 007 684 | 23,0 | 50,1 | 11,5 | 336 261 |
| Eastern Cape | 124 721 | 190 794 | 4,3 | 53,0 | 2,3 | 66 073 |
| Northern Cape | 15 128 | 35 779 | 0,5 | 136,5 | 0,7 | 20 651 |
| Free State | 30 219 | 12 985 | 1,0 | -57,0 | -0,6 | -17 234 |
| KwaZulu-Natal | 424 572 | 207 022 | 14,5 | -51,2 | -7,4 | -217 550 |
| North West | 111 792 | 107 532 | 3,8 | -3,8 | -0,1 | -4 260 |
| Gauteng | 1 481 648 | 380 789 | 50,7 | -74,3 | -37,7 | -1 100 859 |
| Mpumalanga | 29 345 | 24 899 | 1,0 | -15,2 | -0,2 | -4 446 |
| Limpopo | 33 722 | 57 038 | 1,2 | 69,1 | 0,8 | 23 316 |
| Total | 2 922 570 | 2 024 522 | 100,0 | -30,7 | -30,7 | -898 048 |

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.

Five out of the nine provinces reported year-on-year decreases in the value of buildings completed in January 2026. The largest negative contributors were Gauteng (contributing -37,7 percentage points or -R1 100,9 million) and KwaZulu-Natal (contributing -7,4 percentage points or -R217,6 million).

The largest positive contributors were Western Cape (contributing 11,5 percentage points or R336,3 million) and Eastern Cape (contributing 2,3 percentage points or R66,1 million) – 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 2025 | Jan 2026 | Difference in value between Jan 2025 and Jan 2026 | % change between Jan 2025 and Jan 2026 |
|---------------------------|------------------|------------------|---|---|
| | R'000 | R'000 | R'000 | |
| Residential buildings | 927 494 | 814 235 | -113 259 | -12,2 |
| Non-residential buildings | 904 783 | 261 595 | -643 188 | -71,1 |
| Additions and alterations | 291 683 | 345 885 | 54 202 | 18,6 |
| Total | 2 123 960 | 1 421 715 | -702 245 | -33,1 |

The real value of buildings reported as completed (at constant 2019 prices) decreased by 33,1% (-R702,2 million) in January 2026 compared with January 2025. Decreases were reported for non-residential buildings (-R643,2 million) and residential buildings (-R113,3 million). An increase was reported for additions and alterations (R54,2 million) – see Table G.

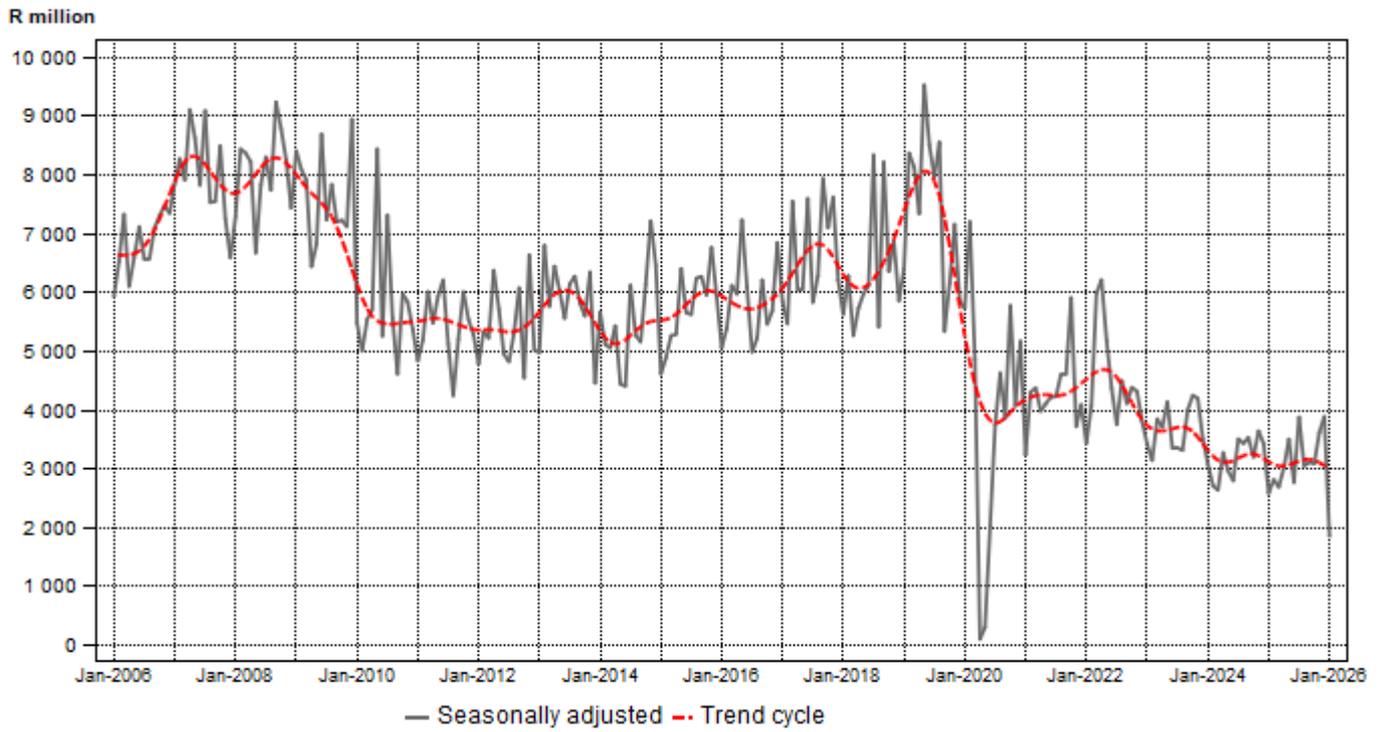
Table H – Seasonally adjusted buildings reported as completed to larger municipalities at constant 2019 prices for the latest three months by type of building

| Type of building | Aug – Oct 2025 | Nov 2025 – Jan 2026 | % change between Aug – Oct 2025 and Nov 2025 – Jan 2026 |
|--|------------------|---------------------|--|
| | R'000 | R'000 | |
| Residential buildings | 5 510 744 | 5 616 924 | 1,9 |
| Non-residential buildings ¹ | 2 187 939 | 1 974 978 | -9,7 |
| Additions and alterations | 1 550 540 | 1 773 277 | 14,4 |
| Total | 9 249 223 | 9 365 179 | 1,3 |

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 increased by 1,3% in the three months ended January 2026 compared with the previous three months. Increases were reported for additions and alterations (14,4%) and residential buildings (1,9%). A decrease was reported for non-residential buildings (-9,7%) – see Table H.

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




Risenga Maluleke
Statistician-General

Tables

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

| Year and month | | 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 |
| 2025 | January | 3 186 144 | 20,6 | 1 206 164 | 86,6 | 1 871 867 | 34,4 | 6 264 175 | 33,8 |
| | February | 3 404 090 | -31,7 | 2 395 437 | 44,7 | 2 505 413 | 6,2 | 8 304 940 | -7,7 |
| | March | 3 635 173 | 2,6 | 1 385 314 | -27,3 | 2 431 589 | -6,4 | 7 452 076 | -7,4 |
| | April | 3 412 504 | -19,6 | 1 531 377 | -42,4 | 2 341 150 | 2,6 | 7 285 031 | -20,7 |
| | May | 4 284 380 | 3,5 | 1 964 424 | -3,7 | 2 979 174 | 52,3 | 9 227 978 | 13,4 |
| | June | 3 864 945 | 2,5 | 1 313 123 | -48,3 | 2 383 783 | 2,1 | 7 561 851 | -12,5 |
| | July | 4 076 597 | 2,5 | 1 983 248 | -25,4 | 2 903 987 | 2,4 | 8 963 832 | -5,4 |
| | August | 4 424 700 | 3,0 | 2 607 377 | 30,0 | 2 272 708 | -11,9 | 9 304 785 | 4,8 |
| | September | 4 326 400 | -11,6 | 2 535 922 | 22,5 | 2 953 505 | 11,0 | 9 815 827 | 2,0 |
| | October | 4 288 939 | -7,8 | 2 417 842 | -16,4 | 2 857 339 | 4,2 | 9 564 120 | -7,0 |
| | November | 4 991 149 | 14,7 | 1 594 033 | -16,5 | 2 733 447 | 6,9 | 9 318 629 | 5,7 |
| | December | 3 054 985 | 3,7 | 970 890 | -46,0 | 1 974 604 | -12,5 | 6 000 479 | -14,3 |
| | Total | 46 950 006 | -3,1 | 21 905 151 | -11,6 | 30 208 566 | 5,8 | 99 063 723 | -2,7 |
| 2026 | January | 3 152 634 | -1,1 | 1 540 679 | 27,7 | 1 582 028 | -15,5 | 6 275 341 | 0,2 |

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 |
| 2025 | January | 4 219 679 | 7,0 | 1 206 164 | -32,9 | 2 542 740 | -7,8 | 7 968 583 | -6,3 |
| | February | 3 611 047 | -14,4 | 2 395 437 | 98,6 | 2 553 027 | 0,4 | 8 559 511 | 7,4 |
| | March | 3 717 024 | 2,9 | 1 385 314 | -42,2 | 2 527 309 | -1,0 | 7 629 647 | -10,9 |
| | April | 3 635 863 | -2,2 | 1 531 377 | 10,5 | 2 538 700 | 0,5 | 7 705 940 | 1,0 |
| | May | 4 084 081 | 12,3 | 1 964 424 | 28,3 | 2 868 909 | 13,0 | 8 917 414 | 15,7 |
| | June | 3 761 439 | -7,9 | 1 313 123 | -33,2 | 2 382 336 | -17,0 | 7 456 898 | -16,4 |
| | July | 3 520 208 | -6,4 | 1 983 248 | 51,0 | 2 481 382 | 4,2 | 7 984 838 | 7,1 |
| | August | 4 175 379 | 18,6 | 2 607 377 | 31,5 | 2 273 782 | -8,4 | 9 056 538 | 13,4 |
| | September | 4 049 613 | -3,0 | 2 535 922 | -2,7 | 2 576 134 | 13,3 | 9 161 669 | 1,2 |
| | October | 3 789 250 | -6,4 | 2 417 842 | -4,7 | 2 469 406 | -4,1 | 8 676 498 | -5,3 |
| | November | 4 829 613 | 27,5 | 1 594 033 | -34,1 | 2 655 596 | 7,5 | 9 079 242 | 4,6 |
| | December | 3 999 628 | -17,2 | 970 890 | -39,1 | 2 297 414 | -13,5 | 7 267 932 | -20,0 |
| 2026 | January | 4 275 481 | 6,9 | 1 540 679 | 58,7 | 2 201 519 | -4,2 | 8 017 679 | 10,3 |
| | Aug – Oct 25 | 12 014 242 | | 7 561 141 | | 7 319 322 | | 26 894 705 | |
| | Nov 25 – Jan 26 ² | 13 104 722 | 9,1 | 4 105 602 | -45,7 | 7 154 529 | -2,3 | 24 364 853 | -9,4 |

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

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

³ Not seasonally adjusted because the presence of seasonality is not significant. See notes 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 |
| 2025 | January | 2 315 512 | 18,3 | 876 573 | 82,9 | 1 360 368 | 31,7 | 4 552 453 | 31,2 |
| | February | 2 447 225 | -33,6 | 1 722 097 | 40,8 | 1 801 160 | 3,3 | 5 970 482 | -10,3 |
| | March | 2 594 699 | -0,3 | 988 804 | -29,4 | 1 735 610 | -9,0 | 5 319 113 | -10,0 |
| | April | 2 442 737 | -21,2 | 1 096 190 | -43,6 | 1 675 841 | 0,5 | 5 214 768 | -22,3 |
| | May | 3 084 507 | 2,6 | 1 414 272 | -4,6 | 2 144 834 | 51,0 | 6 643 613 | 12,5 |
| | June | 2 782 538 | 1,3 | 945 373 | -48,9 | 1 716 186 | 0,9 | 5 444 097 | -13,6 |
| | July | 2 897 368 | 0,5 | 1 409 558 | -26,8 | 2 063 957 | 0,4 | 6 370 883 | -7,2 |
| | August | 3 144 776 | 0,8 | 1 853 146 | 27,3 | 1 615 286 | -13,7 | 6 613 208 | 2,6 |
| | September | 3 074 911 | -13,5 | 1 802 361 | 19,8 | 2 099 151 | 8,5 | 6 976 423 | -0,3 |
| | October | 3 031 052 | -11,2 | 1 708 722 | -19,5 | 2 019 321 | 0,3 | 6 759 095 | -10,5 |
| | November | 3 534 808 | 11,3 | 1 128 919 | -19,1 | 1 935 869 | 3,6 | 6 599 596 | 2,5 |
| | December | 2 157 475 | 0,3 | 685 657 | -47,8 | 1 394 494 | -15,4 | 4 237 626 | -17,1 |
| | Total | 33 507 608 | -5,3 | 15 631 672 | -13,6 | 21 562 077 | 3,3 | 70 701 357 | -4,9 |
| 2026 | January | 2 213 928 | -4,4 | 1 081 938 | 23,4 | 1 110 975 | -18,3 | 4 406 841 | -3,2 |

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 |
| 2025 | January | 3 034 615 | 6,5 | 876 573 | -33,3 | 1 838 161 | -8,9 | 5 749 349 | -7,0 |
| | February | 2 599 570 | -14,3 | 1 722 097 | 96,5 | 1 833 242 | -0,3 | 6 154 909 | 7,1 |
| | March | 2 670 828 | 2,7 | 988 804 | -42,6 | 1 804 813 | -1,6 | 5 464 445 | -11,2 |
| | April | 2 626 314 | -1,7 | 1 096 190 | 10,9 | 1 816 248 | 0,6 | 5 538 752 | 1,4 |
| | May | 2 956 959 | 12,6 | 1 414 272 | 29,0 | 2 062 481 | 13,6 | 6 433 712 | 16,2 |
| | June | 2 721 621 | -8,0 | 945 373 | -33,2 | 1 712 407 | -17,0 | 5 379 401 | -16,4 |
| | July | 2 522 914 | -7,3 | 1 409 558 | 49,1 | 1 765 866 | 3,1 | 5 698 338 | 5,9 |
| | August | 2 955 834 | 17,2 | 1 853 146 | 31,5 | 1 624 479 | -8,0 | 6 433 459 | 12,9 |
| | September | 2 872 111 | -2,8 | 1 802 361 | -2,7 | 1 840 348 | 13,3 | 6 514 820 | 1,3 |
| | October | 2 679 940 | -6,7 | 1 708 722 | -5,2 | 1 741 445 | -5,4 | 6 130 107 | -5,9 |
| | November | 3 366 519 | 25,6 | 1 128 919 | -33,9 | 1 874 987 | 7,7 | 6 370 425 | 3,9 |
| | December | 2 801 909 | -16,8 | 685 657 | -39,3 | 1 626 376 | -13,3 | 5 113 942 | -19,7 |
| 2026 | January | 2 974 268 | 6,2 | 1 081 938 | 57,8 | 1 535 924 | -5,6 | 5 592 130 | 9,4 |
| | Aug – Oct 25 | 8 507 885 | | 5 364 229 | | 5 206 272 | | 19 078 386 | |
| | Nov 25 – Jan 26 ² | 9 142 696 | 7,5 | 2 896 514 | -46,0 | 5 037 287 | -3,2 | 17 076 497 | -10,5 |

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 |
| 2025 | January | 1 276 232 | -30,4 | 1 244 982 | 68,6 | 401 356 | -39,4 | 2 922 570 | -9,7 |
| | February | 2 263 890 | 8,0 | 884 148 | 90,2 | 550 009 | -41,0 | 3 698 047 | 5,8 |
| | March | 2 505 920 | 16,6 | 569 063 | 45,0 | 772 015 | -15,3 | 3 846 998 | 11,4 |
| | April | 2 799 975 | 18,5 | 481 210 | -67,1 | 726 757 | -0,5 | 4 007 942 | -12,0 |
| | May | 2 598 855 | 8,1 | 1 228 414 | 6,6 | 1 127 334 | 95,2 | 4 954 603 | 19,9 |
| | June | 2 076 793 | -4,2 | 1 096 793 | 31,6 | 617 782 | -17,1 | 3 791 368 | 1,2 |
| | July | 3 384 823 | 13,0 | 1 213 265 | 48,2 | 1 262 969 | -7,9 | 5 861 057 | 13,0 |
| | August | 3 029 738 | 21,2 | 559 053 | -58,4 | 761 372 | -21,4 | 4 350 163 | -9,6 |
| | September | 2 759 745 | -10,7 | 1 153 612 | 18,0 | 719 069 | -31,1 | 4 632 426 | -9,4 |
| | October | 2 333 864 | -17,4 | 1 373 530 | 84,0 | 739 247 | -17,5 | 4 446 641 | -0,5 |
| | November | 3 359 954 | 28,9 | 1 428 347 | -28,7 | 827 015 | 1,8 | 5 615 316 | 3,6 |
| | December | 3 622 634 | 55,4 | 993 758 | -36,7 | 942 446 | 15,4 | 5 558 838 | 17,8 |
| | Total | 32 012 423 | 9,0 | 12 226 175 | -2,2 | 9 447 371 | -9,8 | 53 685 969 | 2,6 |
| 2026 | January | 1 159 471 | -9,1 | 372 511 | -70,1 | 492 540 | 22,7 | 2 024 522 | -30,7 |

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

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 |
| 2025 | January | 1 808 641 | -18,9 | 1 244 982 | -20,7 | 517 286 | -42,3 | 3 570 909 | -23,9 |
| | February | 2 491 610 | 37,8 | 884 148 | -29,0 | 551 114 | 6,5 | 3 926 872 | 10,0 |
| | March | 2 497 272 | 0,2 | 569 063 | -35,6 | 699 224 | 26,9 | 3 765 559 | -4,1 |
| | April | 2 943 663 | 17,9 | 481 210 | -15,4 | 781 934 | 11,8 | 4 206 807 | 11,7 |
| | May | 2 584 893 | -12,2 | 1 228 414 | 155,3 | 1 048 161 | 34,0 | 4 861 468 | 15,6 |
| | June | 2 103 189 | -18,6 | 1 096 793 | -10,7 | 651 675 | -37,8 | 3 851 657 | -20,8 |
| | July | 3 167 301 | 50,6 | 1 213 265 | 10,6 | 1 064 442 | 63,3 | 5 445 008 | 41,4 |
| | August | 2 945 377 | -7,0 | 559 053 | -53,9 | 764 469 | -28,2 | 4 268 899 | -21,6 |
| | September | 2 545 088 | -13,6 | 1 153 612 | 106,4 | 675 447 | -11,6 | 4 374 147 | 2,5 |
| | October | 2 256 700 | -11,3 | 1 373 530 | 19,1 | 743 454 | 10,1 | 4 373 684 | 0,0 |
| | November | 2 852 939 | 26,4 | 1 428 347 | 4,0 | 833 757 | 12,1 | 5 115 043 | 17,0 |
| | December | 3 470 822 | 21,7 | 993 758 | -30,4 | 1 043 290 | 25,1 | 5 507 870 | 7,7 |
| 2026 | January | 1 647 871 | -52,5 | 372 511 | -62,5 | 643 977 | -38,3 | 2 664 359 | -51,6 |
| | Aug – Oct 25 | 7 747 165 | | 3 086 195 | | 2 183 370 | | 13 016 730 | |
| | Nov 25 – Jan 26 ² | 7 971 632 | 2,9 | 2 794 616 | -9,4 | 2 521 024 | 15,5 | 13 287 272 | 2,1 |

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 |
| 2025 | January | 927 494 | -31,8 | 904 783 | 65,3 | 291 683 | -40,6 | 2 123 960 | -11,4 |
| | February | 1 627 527 | 5,0 | 635 620 | 85,0 | 395 405 | -42,7 | 2 658 552 | 2,9 |
| | March | 1 788 665 | 13,2 | 406 183 | 40,9 | 551 046 | -17,8 | 2 745 894 | 8,2 |
| | April | 2 004 277 | 16,1 | 344 460 | -67,7 | 520 227 | -2,5 | 2 868 964 | -13,8 |
| | May | 1 871 026 | 7,2 | 884 387 | 5,6 | 811 616 | 93,5 | 3 567 029 | 18,8 |
| | June | 1 495 171 | -5,3 | 789 628 | 30,0 | 444 767 | -18,1 | 2 729 566 | 0,0 |
| | July | 2 405 702 | 10,8 | 862 306 | 45,4 | 897 633 | -9,7 | 4 165 641 | 10,8 |
| | August | 2 153 332 | 18,6 | 397 337 | -59,3 | 541 131 | -23,1 | 3 091 800 | -11,6 |
| | September | 1 961 439 | -12,6 | 819 909 | 15,4 | 511 065 | -32,7 | 3 292 413 | -11,4 |
| | October | 1 649 374 | -20,5 | 970 693 | 77,2 | 522 436 | -20,5 | 3 142 503 | -4,2 |
| | November | 2 379 571 | 25,0 | 1 011 577 | -30,9 | 585 705 | -1,3 | 3 976 853 | 0,4 |
| | December | 2 558 357 | 50,2 | 701 806 | -38,8 | 665 569 | 11,6 | 3 925 732 | 13,9 |
| | Total | 22 821 935 | 6,4 | 8 728 689 | -4,4 | 6 738 283 | -11,9 | 38 288 907 | 0,1 |
| 2026 | January | 814 235 | -12,2 | 261 595 | -71,1 | 345 885 | 18,6 | 1 421 715 | -33,1 |

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.

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 |
| 2025 | January | 1 306 680 | -19,7 | 904 783 | -21,1 | 370 888 | -43,6 | 2 582 351 | -24,7 |
| | February | 1 789 887 | 37,0 | 635 620 | -29,7 | 392 530 | 5,8 | 2 818 037 | 9,1 |
| | March | 1 784 210 | -0,3 | 406 183 | -36,1 | 497 753 | 26,8 | 2 688 146 | -4,6 |
| | April | 2 110 478 | 18,3 | 344 460 | -15,2 | 563 045 | 13,1 | 3 017 983 | 12,3 |
| | May | 1 858 606 | -11,9 | 884 387 | 156,7 | 761 814 | 35,3 | 3 504 807 | 16,1 |
| | June | 1 509 872 | -18,8 | 789 628 | -10,7 | 465 552 | -38,9 | 2 765 052 | -21,1 |
| | July | 2 256 954 | 49,5 | 862 306 | 9,2 | 762 939 | 63,9 | 3 882 199 | 40,4 |
| | August | 2 106 163 | -6,7 | 397 337 | -53,9 | 546 877 | -28,3 | 3 050 377 | -21,4 |
| | September | 1 814 032 | -13,9 | 819 909 | 106,4 | 477 746 | -12,6 | 3 111 687 | 2,0 |
| | October | 1 590 549 | -12,3 | 970 693 | 18,4 | 525 917 | 10,1 | 3 087 159 | -0,8 |
| | November | 2 017 216 | 26,8 | 1 011 577 | 4,2 | 587 354 | 11,7 | 3 616 147 | 17,1 |
| | December | 2 449 162 | 21,4 | 701 806 | -30,6 | 739 939 | 26,0 | 3 890 907 | 7,6 |
| 2026 | January | 1 150 546 | -53,0 | 261 595 | -62,7 | 445 984 | -39,7 | 1 858 125 | -52,2 |
| | Aug – Oct 25 | 5 510 744 | | 2 187 939 | | 1 550 540 | | 9 249 223 | |
| | Nov 25 – Jan 26 ² | 5 616 924 | 1,9 | 1 974 978 | -9,7 | 1 773 277 | 14,4 | 9 365 179 | 1,3 |

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 2025 | Dec 2025 | Jan 2026 | % change ¹ |
|--|--|----------------|------------------|------------------|------------------|-----------------------|
| Category of building | Type of building | Measuring unit | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 250 | 657 | 334 | 33,6 |
| | | square metres | 13 735 | 29 938 | 16 926 | 23,2 |
| | | R'000 | 100 804 | 207 333 | 130 663 | 29,6 |
| | Dwelling-houses >= 80 square metres | Number | 855 | 854 | 626 | -26,8 |
| | | square metres | 244 229 | 244 203 | 188 290 | -22,9 |
| | | R'000 | 2 095 118 | 2 162 800 | 1 718 875 | -18,0 |
| | Flats and townhouses | Number | 1 014 | 770 | 1 004 | -1,0 |
| | | square metres | 91 663 | 66 328 | 90 785 | -1,0 |
| | | R'000 | 911 397 | 633 936 | 823 863 | -9,6 |
| | Other residential buildings ² | square metres | 8 201 | 6 293 | 51 100 | 523,1 |
| | | R'000 | 78 825 | 50 916 | 479 233 | 508,0 |
| | Total residential buildings | | R'000 | 3 186 144 | 3 054 985 | 3 152 634 |
| Non-residential buildings | Office and banking space | square metres | 1 015 | 4 329 | 11 775 | 1 060,1 |
| | | R'000 | 7 025 | 39 441 | 101 458 | 1 344,2 |
| | Shopping space | square metres | 27 474 | 17 671 | 88 994 | 223,9 |
| | | R'000 | 224 951 | 157 539 | 894 760 | 297,8 |
| | Industrial and warehouse space | square metres | 122 306 | 53 602 | 59 938 | -51,0 |
| | | R'000 | 858 426 | 413 115 | 465 602 | -45,8 |
| | Other non-residential buildings ³ | square metres | 13 705 | 39 122 | 9 973 | -27,2 |
| | | R'000 | 115 762 | 360 795 | 78 859 | -31,9 |
| Total non-residential buildings | | R'000 | 1 206 164 | 970 890 | 1 540 679 | 27,7 |
| Additions and alterations | Dwelling-houses | square metres | 142 332 | 153 161 | 113 832 | -20,0 |
| | | R'000 | 1 253 855 | 1 366 027 | 1 033 058 | -17,6 |
| | Other buildings ⁴ | square metres | 57 292 | 55 474 | 54 372 | -5,1 |
| | | R'000 | 618 012 | 608 577 | 548 970 | -11,2 |
| | Total additions and alterations | | R'000 | 1 871 867 | 1 974 604 | 1 582 028 |
| Building plans passed | Total at current prices | R'000 | 6 264 175 | 6 000 479 | 6 275 341 | 0,2 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ |
|--|--|----------------|------------------|------------------|------------------|-----------------------|
| Category of building | Type of building | Measuring unit | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 95 | 291 | 54 | -43,2 |
| | | square metres | 4 486 | 12 958 | 2 583 | -42,4 |
| | | R'000 | 31 730 | 88 817 | 18 984 | -40,2 |
| | Dwelling-houses >= 80 square metres | Number | 415 | 387 | 239 | -42,4 |
| | | square metres | 105 567 | 100 618 | 61 339 | -41,9 |
| | | R'000 | 782 873 | 821 160 | 518 944 | -33,7 |
| | Flats and townhouses | Number | 472 | 262 | 693 | 46,8 |
| | | square metres | 48 231 | 23 381 | 59 132 | 22,6 |
| | | R'000 | 432 734 | 212 433 | 523 142 | 20,9 |
| | Other residential buildings ² | square metres | 216 | 1 059 | 6 647 | 2 977,3 |
| | | R'000 | 1 342 | 6 774 | 47 825 | 3 463,7 |
| | Total residential buildings | | R'000 | 1 248 679 | 1 129 184 | 1 108 895 |
| Non-residential buildings | Office and banking space | square metres | 570 | 978 | 11 339 | 1 889,3 |
| | | R'000 | 3 999 | 9 748 | 96 237 | 2 306,5 |
| | Shopping space | square metres | 18 346 | 10 864 | 10 073 | -45,1 |
| | | R'000 | 152 666 | 93 485 | 79 789 | -47,7 |
| | Industrial and warehouse space | square metres | 19 869 | 10 671 | 11 036 | -44,5 |
| | | R'000 | 144 650 | 79 241 | 88 566 | -38,8 |
| | Other non-residential buildings ³ | square metres | 12 624 | 19 553 | 7 503 | -40,6 |
| | | R'000 | 104 325 | 159 490 | 54 332 | -47,9 |
| Total non-residential buildings | | R'000 | 405 640 | 341 964 | 318 924 | -21,4 |
| Additions and alterations | Dwelling-houses | square metres | 54 957 | 57 641 | 33 777 | -38,5 |
| | | R'000 | 430 462 | 447 022 | 259 932 | -39,6 |
| | Other buildings ⁴ | square metres | 18 044 | 20 542 | 17 384 | -3,7 |
| | | R'000 | 212 525 | 233 873 | 184 793 | -13,0 |
| Total additions and alterations | | R'000 | 642 987 | 680 895 | 444 725 | -30,8 |
| Building plans passed | Total at current prices | R'000 | 2 297 306 | 2 152 043 | 1 872 544 | -18,5 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|-----------------|----------------|----------------|----------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 6 | 72 | 67 | 1 016,7 | |
| | | square metres | 292 | 3 154 | 3 004 | 928,8 | |
| | | R'000 | 2 466 | 28 117 | 26 336 | 968,0 | |
| | Dwelling-houses >= 80 square metres | Number | 30 | 58 | 53 | 76,7 | |
| | | square metres | 9 929 | 15 936 | 15 157 | 52,7 | |
| | | R'000 | 85 307 | 145 225 | 133 619 | 56,6 | |
| | Flats and townhouses | Number | 1 | 59 | 8 | 700,0 | |
| | | square metres | 946 | 4 694 | 2 617 | 176,6 | |
| | | R'000 | 8 199 | 41 903 | 23 362 | 184,9 | |
| | Other residential buildings ² | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Total residential buildings | | R'000 | 95 972 | 215 245 | 183 317 | 91,0 |
| Non-residential buildings | Office and banking space | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Shopping space | square metres | 0 | 3 116 | 12 998 | .. | |
| | | R'000 | 0 | 27 817 | 116 033 | .. | |
| | Industrial and warehouse space | square metres | 0 | 130 | 2 560 | .. | |
| | | R'000 | 0 | 1 122 | 22 184 | .. | |
| | Other non-residential buildings ³ | square metres | 0 | 199 | 426 | .. | |
| | | R'000 | 0 | 1 776 | 3 803 | .. | |
| | Total non-residential buildings | | R'000 | 0 | 30 715 | 142 020 | .. |
| | Additions and alterations | Dwelling-houses | square metres | 9 526 | 12 201 | 10 412 | 9,3 |
| R'000 | | | 80 340 | 109 957 | 90 777 | 13,0 | |
| Other buildings ⁴ | | square metres | 3 622 | 2 905 | 6 448 | 78,0 | |
| | | R'000 | 30 742 | 26 200 | 57 874 | 88,3 | |
| Total additions and alterations | | R'000 | 111 082 | 136 157 | 148 651 | 33,8 | |
| Building plans passed | Total at current prices | | R'000 | 207 054 | 382 117 | 473 988 | 128,9 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|--------------------------------|--------------|---------------|---------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 1 | 2 | 0 | -100,0 | |
| | | square metres | 64 | 94 | 0 | -100,0 | |
| | | R'000 | 633 | 934 | 0 | -100,0 | |
| | Dwelling-houses >= 80 square metres | Number | 17 | 14 | 8 | -52,9 | |
| | | square metres | 3 002 | 2 414 | 1 511 | -49,7 | |
| | | R'000 | 26 566 | 22 957 | 11 986 | -54,9 | |
| | Flats and townhouses | Number | 0 | 3 | 0 | .. | |
| | | square metres | 0 | 387 | 0 | .. | |
| | | R'000 | 0 | 2 591 | 0 | .. | |
| | Other residential buildings ² | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Total residential buildings | | R'000 | 27 199 | 26 482 | 11 986 | -55,9 |
| Non-residential buildings | Office and banking space | square metres | 0 | 0 | 237 | .. | |
| | | R'000 | 0 | 0 | 2 415 | .. | |
| | Shopping space | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Industrial and warehouse space | square metres | 72 | 450 | 0 | -100,0 | |
| | | R'000 | 712 | 3 013 | 0 | -100,0 | |
| | Other non-residential buildings ³ | square metres | 316 | 0 | 0 | -100,0 | |
| | | R'000 | 3 126 | 0 | 0 | -100,0 | |
| Total non-residential buildings | | R'000 | 3 838 | 3 013 | 2 415 | -37,1 | |
| Additions and alterations | Dwelling-houses | square metres | 1 132 | 1 314 | 2 725 | 140,7 | |
| | | R'000 | 10 275 | 12 949 | 27 191 | 164,6 | |
| | Other buildings ⁴ | square metres | 1 391 | 546 | 0 | -100,0 | |
| | | R'000 | 19 706 | 7 344 | 2 350 | -88,1 | |
| | Total additions and alterations | | R'000 | 29 981 | 20 293 | 29 541 | -1,5 |
| Building plans passed | | Total at current prices | R'000 | 61 018 | 49 788 | 43 942 | -28,0 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|--------------------------------|---------------|----------------|----------------|-----------------------|-------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 4 | 114 | 62 | 1 450,0 | |
| | | square metres | 276 | 4 608 | 2 565 | 829,3 | |
| | | R'000 | 2 560 | 26 023 | 12 992 | 407,5 | |
| | Dwelling-houses >= 80 square metres | Number | 27 | 30 | 26 | -3,7 | |
| | | square metres | 6 731 | 7 365 | 7 893 | 17,3 | |
| | | R'000 | 56 197 | 67 460 | 75 452 | 34,3 | |
| | Flats and townhouses | Number | 0 | 0 | 0 | .. | |
| | | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Other residential buildings ² | square metres | 239 | 0 | 0 | -100,0 | |
| | | R'000 | 2 417 | 0 | 0 | -100,0 | |
| Total residential buildings | | R'000 | 61 174 | 93 483 | 88 444 | 44,6 | |
| Non-residential buildings | Office and banking space | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Shopping space | square metres | 2 246 | 623 | 0 | -100,0 | |
| | | R'000 | 19 468 | 4 844 | 0 | -100,0 | |
| | Industrial and warehouse space | square metres | 7 585 | 7 919 | 11 712 | 54,4 | |
| | | R'000 | 49 303 | 68 043 | 104 367 | 111,7 | |
| | Other non-residential buildings ³ | square metres | 0 | 1 620 | 0 | .. | |
| | | R'000 | 0 | 16 872 | 0 | .. | |
| Total non-residential buildings | | R'000 | 68 771 | 89 759 | 104 367 | 51,8 | |
| Additions and alterations | Dwelling-houses | square metres | 5 378 | 5 068 | 4 515 | -16,0 | |
| | | R'000 | 44 456 | 44 160 | 44 303 | -0,3 | |
| | Other buildings ⁴ | square metres | 201 | 1 038 | 862 | 328,9 | |
| | | R'000 | 2 191 | 11 313 | 9 815 | 348,0 | |
| | Total additions and alterations | | R'000 | 46 647 | 55 473 | 54 118 | 16,0 |
| Building plans passed | | Total at current prices | R'000 | 176 592 | 238 715 | 246 929 | 39,8 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ |
|--|--|----------------|------------------|----------------|----------------|-----------------------|
| Category of building | Type of building | Measuring unit | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 13 | 14 | 0 | -100,0 |
| | | square metres | 727 | 736 | 0 | -100,0 |
| | | R'000 | 6 114 | 5 622 | 0 | -100,0 |
| | Dwelling-houses >= 80 square metres | Number | 77 | 94 | 69 | -10,4 |
| | | square metres | 30 933 | 29 679 | 28 150 | -9,0 |
| | | R'000 | 351 034 | 312 321 | 286 618 | -18,4 |
| | Flats and townhouses | Number | 228 | 86 | 72 | -68,4 |
| | | square metres | 23 152 | 14 507 | 11 281 | -51,3 |
| | | R'000 | 290 957 | 144 717 | 116 351 | -60,0 |
| | Other residential buildings ² | square metres | 3 751 | 2 869 | 6 239 | 66,3 |
| | | R'000 | 41 261 | 22 951 | 49 034 | 18,8 |
| | Total residential buildings | | R'000 | 689 366 | 485 611 | 452 003 |
| Non-residential buildings | Office and banking space | square metres | 0 | 0 | 0 | .. |
| | | R'000 | 0 | 0 | 0 | .. |
| | Shopping space | square metres | 656 | 1 733 | 3 890 | 493,0 |
| | | R'000 | 3 945 | 18 682 | 29 970 | 659,7 |
| | Industrial and warehouse space | square metres | 14 250 | 8 362 | 13 536 | -5,0 |
| | | R'000 | 121 125 | 63 357 | 81 216 | -32,9 |
| | Other non-residential buildings ³ | square metres | 0 | 635 | 104 | .. |
| | | R'000 | 0 | 6 985 | 1 404 | .. |
| Total non-residential buildings | | R'000 | 125 070 | 89 024 | 112 590 | -10,0 |
| Additions and alterations | Dwelling-houses | square metres | 16 734 | 18 292 | 15 523 | -7,2 |
| | | R'000 | 186 058 | 193 125 | 156 027 | -16,1 |
| | Other buildings ⁴ | square metres | 6 446 | 14 666 | 7 725 | 19,8 |
| | | R'000 | 94 186 | 167 693 | 84 972 | -9,8 |
| | Total additions and alterations | | R'000 | 280 244 | 360 818 | 240 999 |
| Building plans passed | Total at current prices | R'000 | 1 094 680 | 935 453 | 805 592 | -26,4 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|--------------------------------|---------------|----------------|----------------|-----------------------|-------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 1 | 2 | 7 | 600,0 | |
| | | square metres | 66 | 130 | 406 | 515,2 | |
| | | R'000 | 429 | 927 | 2 816 | 556,4 | |
| | Dwelling-houses >= 80 square metres | Number | 41 | 40 | 38 | -7,3 | |
| | | square metres | 11 141 | 15 033 | 11 621 | 4,3 | |
| | | R'000 | 88 258 | 120 201 | 88 480 | 0,3 | |
| | Flats and townhouses | Number | 6 | 4 | 29 | 383,3 | |
| | | square metres | 288 | 873 | 2 531 | 778,8 | |
| | | R'000 | 1 872 | 6 175 | 22 594 | 1 106,9 | |
| | Other residential buildings ² | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Total residential buildings | | R'000 | 90 559 | 127 303 | 113 890 | 25,8 |
| Non-residential buildings | Office and banking space | square metres | 445 | 2 023 | 0 | -100,0 | |
| | | R'000 | 3 026 | 14 432 | 0 | -100,0 | |
| | Shopping space | square metres | 4 546 | 0 | 0 | -100,0 | |
| | | R'000 | 31 327 | 0 | 0 | -100,0 | |
| | Industrial and warehouse space | square metres | 0 | 0 | 4 791 | .. | |
| | | R'000 | 0 | 0 | 32 076 | .. | |
| | Other non-residential buildings ³ | square metres | 185 | 5 082 | 637 | 244,3 | |
| | | R'000 | 1 069 | 34 024 | 5 308 | 396,5 | |
| | Total non-residential buildings | | R'000 | 35 422 | 48 456 | 37 384 | 5,5 |
| | Additions and alterations | Dwelling-houses | square metres | 3 388 | 5 195 | 4 737 | 39,8 |
| R'000 | | | 23 201 | 34 313 | 33 954 | 46,3 | |
| Other buildings ⁴ | | square metres | 4 503 | 3 244 | 1 493 | -66,8 | |
| | | R'000 | 74 238 | 35 897 | 16 277 | -78,1 | |
| Total additions and alterations | | R'000 | 97 439 | 70 210 | 50 231 | -48,4 | |
| Building plans passed | | Total at current prices | R'000 | 223 420 | 245 969 | 201 505 | -9,8 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|----------------|----------------|------------------|------------------|-----------------------|-------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 103 | 150 | 123 | 19,4 | |
| | | square metres | 6 182 | 7 529 | 7 239 | 17,1 | |
| | | R'000 | 42 013 | 50 644 | 61 764 | 47,0 | |
| | Dwelling-houses >= 80 square metres | Number | 171 | 122 | 132 | -22,8 | |
| | | square metres | 49 728 | 41 968 | 42 326 | -14,9 | |
| | | R'000 | 500 157 | 420 631 | 439 519 | -12,1 | |
| | Flats and townhouses | Number | 293 | 352 | 120 | -59,0 | |
| | | square metres | 15 731 | 21 882 | 7 707 | -51,0 | |
| | | R'000 | 154 810 | 222 507 | 85 838 | -44,6 | |
| | Other residential buildings ² | square metres | 1 530 | 115 | 31 572 | 1 963,5 | |
| | | R'000 | 17 782 | 941 | 337 906 | 1 800,3 | |
| Total residential buildings | | R'000 | 714 762 | 694 723 | 925 027 | 29,4 | |
| Non-residential buildings | Office and banking space | square metres | 0 | 860 | 199 | .. | |
| | | R'000 | 0 | 12 128 | 2 806 | .. | |
| | Shopping space | square metres | 1 361 | 1 167 | 38 230 | 2 709,0 | |
| | | R'000 | 15 471 | 11 586 | 484 749 | 3 033,3 | |
| | Industrial and warehouse space | square metres | 66 512 | 21 418 | 10 075 | -84,9 | |
| | | R'000 | 442 230 | 165 745 | 92 221 | -79,1 | |
| | Other non-residential buildings ³ | square metres | 580 | 11 346 | 875 | 50,9 | |
| | | R'000 | 7 242 | 137 049 | 10 474 | 44,6 | |
| Total non-residential buildings | | R'000 | 464 943 | 326 508 | 590 250 | 27,0 | |
| Additions and alterations | Dwelling-houses | square metres | 36 813 | 40 169 | 32 216 | -12,5 | |
| | | R'000 | 375 717 | 425 158 | 348 813 | -7,2 | |
| | Other buildings ⁴ | square metres | 9 932 | 8 346 | 13 833 | 39,3 | |
| | | R'000 | 89 911 | 63 387 | 144 452 | 60,7 | |
| | Total additions and alterations | | R'000 | 465 628 | 488 545 | 493 265 | 5,9 |
| Building plans passed | Total at current prices | | R'000 | 1 645 333 | 1 509 776 | 2 008 542 | 22,1 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|----------------|---------------|----------------|----------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 24 | 11 | 20 | -16,7 | |
| | | square metres | 1 443 | 676 | 1 059 | -26,6 | |
| | | R'000 | 13 403 | 5 932 | 7 354 | -45,1 | |
| | Dwelling-houses >= 80 square metres | Number | 44 | 86 | 37 | -15,9 | |
| | | square metres | 13 557 | 23 750 | 12 873 | -5,0 | |
| | | R'000 | 103 954 | 195 264 | 105 958 | 1,9 | |
| | Flats and townhouses | Number | 4 | 0 | 33 | 725,0 | |
| | | square metres | 1 932 | 0 | 4 455 | 130,6 | |
| | | R'000 | 12 836 | 0 | 30 490 | 137,5 | |
| | Other residential buildings ² | square metres | 2 465 | 2 250 | 6 642 | 169,5 | |
| | | R'000 | 16 023 | 20 250 | 44 468 | 177,5 | |
| | Total residential buildings | | R'000 | 146 216 | 221 446 | 188 270 | 28,8 |
| Non-residential buildings | Office and banking space | square metres | 0 | 468 | 0 | .. | |
| | | R'000 | 0 | 3 133 | 0 | .. | |
| | Shopping space | square metres | 0 | 168 | 250 | .. | |
| | | R'000 | 0 | 1 125 | 2 420 | .. | |
| | Industrial and warehouse space | square metres | 10 515 | 3 821 | 2 677 | -74,5 | |
| | | R'000 | 74 873 | 25 994 | 18 553 | -75,2 | |
| | Other non-residential buildings ³ | square metres | 0 | 687 | 264 | .. | |
| | | R'000 | 0 | 4 599 | 2 556 | .. | |
| Total non-residential buildings | | R'000 | 74 873 | 34 851 | 23 529 | -68,6 | |
| Additions and alterations | Dwelling-houses | square metres | 11 925 | 11 203 | 7 926 | -33,5 | |
| | | R'000 | 86 021 | 84 547 | 57 130 | -33,6 | |
| | Other buildings ⁴ | square metres | 11 861 | 3 941 | 6 315 | -46,8 | |
| | | R'000 | 84 509 | 59 878 | 45 616 | -46,0 | |
| | Total additions and alterations | | R'000 | 170 530 | 144 425 | 102 746 | -39,7 |
| Building plans passed | Total at current prices | | R'000 | 391 619 | 400 722 | 314 545 | -19,7 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|----------------|---------------|----------------|----------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 3 | 1 | 1 | -66,7 | |
| | | square metres | 199 | 53 | 70 | -64,8 | |
| | | R'000 | 1 456 | 317 | 417 | -71,4 | |
| | Dwelling-houses >= 80 square metres | Number | 33 | 23 | 24 | -27,3 | |
| | | square metres | 13 641 | 7 440 | 7 420 | -45,6 | |
| | | R'000 | 100 772 | 57 581 | 58 299 | -42,1 | |
| | Flats and townhouses | Number | 10 | 4 | 49 | 390,0 | |
| | | square metres | 1 383 | 604 | 3 062 | 121,4 | |
| | | R'000 | 9 989 | 3 610 | 22 086 | 121,1 | |
| | Other residential buildings ² | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Total residential buildings | | R'000 | 112 217 | 61 508 | 80 802 | -28,0 |
| Non-residential buildings | Office and banking space | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Shopping space | square metres | 319 | 0 | 23 553 | 7 283,4 | |
| | | R'000 | 2 074 | 0 | 181 799 | 8 665,6 | |
| | Industrial and warehouse space | square metres | 3 503 | 831 | 3 551 | 1,4 | |
| | | R'000 | 25 533 | 6 600 | 26 419 | 3,5 | |
| | Other non-residential buildings ³ | square metres | 0 | 0 | 164 | .. | |
| | | R'000 | 0 | 0 | 982 | .. | |
| Total non-residential buildings | | R'000 | 27 607 | 6 600 | 209 200 | 657,8 | |
| Additions and alterations | Dwelling-houses | square metres | 2 479 | 2 078 | 2 001 | -19,3 | |
| | | R'000 | 17 325 | 14 796 | 14 931 | -13,8 | |
| | Other buildings ⁴ | square metres | 1 292 | 246 | 312 | -75,9 | |
| | | R'000 | 10 004 | 2 992 | 2 821 | -71,8 | |
| | Total additions and alterations | | R'000 | 27 329 | 17 788 | 17 752 | -35,0 |
| Building plans passed | Total at current prices | | R'000 | 167 153 | 85 896 | 307 754 | 84,1 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|-----------------|----------------|------------------|------------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 254 | 573 | 451 | 77,6 | |
| | | square metres | 12 028 | 26 082 | 20 138 | 67,4 | |
| | | R'000 | 79 228 | 200 780 | 163 691 | 106,6 | |
| | Dwelling-houses >= 80 square metres | Number | 342 | 736 | 310 | -9,4 | |
| | | square metres | 91 640 | 193 409 | 83 540 | -8,8 | |
| | | R'000 | 807 596 | 1 742 659 | 740 478 | -8,3 | |
| | Flats and townhouses | Number | 279 | 2 070 | 301 | 7,9 | |
| | | square metres | 39 513 | 147 498 | 24 580 | -37,8 | |
| | | R'000 | 366 908 | 1 621 701 | 234 878 | -36,0 | |
| | Other residential buildings ² | square metres | 3 496 | 7 178 | 2 391 | -31,6 | |
| | | R'000 | 22 500 | 57 494 | 20 424 | -9,2 | |
| | Total residential buildings | | R'000 | 1 276 232 | 3 622 634 | 1 159 471 | -9,1 |
| Non-residential buildings | Office and banking space | square metres | 7 066 | 16 318 | 3 578 | -49,4 | |
| | | R'000 | 88 350 | 196 454 | 49 532 | -43,9 | |
| | Shopping space | square metres | 5 819 | 12 504 | 4 603 | -20,9 | |
| | | R'000 | 54 176 | 98 506 | 42 549 | -21,5 | |
| | Industrial and warehouse space | square metres | 147 621 | 66 689 | 31 468 | -78,7 | |
| | | R'000 | 991 397 | 516 707 | 237 001 | -76,1 | |
| | Other non-residential buildings ³ | square metres | 13 259 | 18 931 | 6 440 | -51,4 | |
| | | R'000 | 111 059 | 182 091 | 43 429 | -60,9 | |
| | Total non-residential buildings | | R'000 | 1 244 982 | 993 758 | 372 511 | -70,1 |
| | Additions and alterations | Dwelling-houses | square metres | 35 221 | 59 412 | 36 434 | 3,4 |
| R'000 | | | 310 073 | 536 585 | 312 379 | 0,7 | |
| Other buildings ⁴ | | square metres | 6 485 | 35 166 | 18 512 | 185,5 | |
| | | R'000 | 91 283 | 405 861 | 180 161 | 97,4 | |
| Total additions and alterations | | R'000 | 401 356 | 942 446 | 492 540 | 22,7 | |
| Buildings completed | Total at current prices | | R'000 | 2 922 570 | 5 558 838 | 2 024 522 | -30,7 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ |
|--|--|-----------------|------------------|------------------|------------------|-----------------------|
| Category of building | Type of building | Measuring unit | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 60 | 411 | 321 | 435,0 |
| | | square metres | 2 836 | 18 350 | 13 510 | 376,4 |
| | | R'000 | 18 677 | 137 636 | 108 414 | 480,5 |
| | Dwelling-houses >= 80 square metres | Number | 139 | 316 | 134 | -3,6 |
| | | square metres | 34 323 | 78 041 | 34 857 | 1,6 |
| | | R'000 | 259 479 | 629 515 | 276 157 | 6,4 |
| | Flats and townhouses | Number | 90 | 870 | 250 | 177,8 |
| | | square metres | 18 477 | 47 887 | 18 820 | 1,9 |
| | | R'000 | 167 980 | 427 598 | 173 281 | 3,2 |
| | Other residential buildings ² | square metres | 3 057 | 3 511 | 2 391 | -21,8 |
| | | R'000 | 19 459 | 28 020 | 20 424 | 5,0 |
| Total residential buildings | R'000 | 465 595 | 1 222 769 | 578 276 | 24,2 | |
| Non-residential buildings | Office and banking space | square metres | 0 | 4 890 | 184 | .. |
| | | R'000 | 0 | 51 702 | 1 670 | .. |
| | Shopping space | square metres | 0 | 330 | 1 120 | .. |
| | | R'000 | 0 | 2 894 | 11 748 | .. |
| | Industrial and warehouse space | square metres | 9 880 | 33 746 | 21 220 | 114,8 |
| | | R'000 | 65 751 | 256 042 | 160 098 | 143,5 |
| | Other non-residential buildings ³ | square metres | 1 884 | 8 764 | 3 227 | 71,3 |
| | | R'000 | 14 320 | 61 242 | 21 699 | 51,5 |
| | Total non-residential buildings | R'000 | 80 071 | 371 880 | 195 215 | 143,8 |
| | Additions and alterations | Dwelling-houses | square metres | 10 978 | 14 421 | 16 638 |
| R'000 | | | 77 584 | 118 907 | 127 070 | 63,8 |
| Other buildings ⁴ | | square metres | 2 719 | 19 280 | 11 846 | 335,7 |
| | | R'000 | 48 173 | 245 029 | 107 123 | 122,4 |
| Total additions and alterations | | R'000 | 125 757 | 363 936 | 234 193 | 86,2 |
| Buildings completed | Total at current prices | R'000 | 671 423 | 1 958 585 | 1 007 684 | 50,1 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|--------------------------------|---------------|----------------|----------------|-----------------------|-------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 108 | 4 | 40 | -63,0 | |
| | | square metres | 4 406 | 250 | 1 448 | -67,1 | |
| | | R'000 | 29 438 | 2 157 | 12 873 | -56,3 | |
| | Dwelling-houses >= 80 square metres | Number | 10 | 30 | 32 | 220,0 | |
| | | square metres | 3 083 | 6 326 | 5 964 | 93,4 | |
| | | R'000 | 25 513 | 59 053 | 51 731 | 102,8 | |
| | Flats and townhouses | Number | 0 | 0 | 2 | .. | |
| | | square metres | 0 | 0 | 292 | .. | |
| | | R'000 | 0 | 0 | 2 607 | .. | |
| | Other residential buildings ² | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Total residential buildings | | R'000 | 54 951 | 61 210 | 67 211 | 22,3 |
| Non-residential buildings | Office and banking space | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Shopping space | square metres | 0 | 3 914 | 0 | .. | |
| | | R'000 | 0 | 34 940 | 0 | .. | |
| | Industrial and warehouse space | square metres | 0 | 2 252 | 4 432 | .. | |
| | | R'000 | 0 | 21 779 | 39 564 | .. | |
| | Other non-residential buildings ³ | square metres | 0 | 359 | 492 | .. | |
| | | R'000 | 0 | 2 404 | 4 392 | .. | |
| | Total non-residential buildings | | R'000 | 0 | 59 123 | 43 956 | .. |
| | Additions and alterations | Dwelling-houses | square metres | 5 889 | 24 832 | 6 132 | 4,1 |
| R'000 | | | 49 477 | 215 451 | 53 498 | 8,1 | |
| Other buildings ⁴ | | square metres | 2 360 | 1 191 | 3 086 | 30,8 | |
| | | R'000 | 20 293 | 10 357 | 26 129 | 28,8 | |
| Total additions and alterations | | R'000 | 69 770 | 225 808 | 79 627 | 14,1 | |
| Buildings completed | | Total at current prices | R'000 | 124 721 | 346 141 | 190 794 | 53,0 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|--------------------------------|--------------|---------------|---------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 0 | 15 | 0 | .. | |
| | | square metres | 0 | 750 | 0 | .. | |
| | | R'000 | 0 | 5 021 | 0 | .. | |
| | Dwelling-houses >= 80 square metres | Number | 3 | 16 | 2 | -33,3 | |
| | | square metres | 617 | 1 536 | 399 | -35,3 | |
| | | R'000 | 6 104 | 10 584 | 4 065 | -33,4 | |
| | 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 | 6 104 | 15 605 | 4 065 | -33,4 |
| Non-residential buildings | Office and banking space | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Shopping space | square metres | 0 | 0 | 1 256 | .. | |
| | | R'000 | 0 | 0 | 12 797 | .. | |
| | Industrial and warehouse space | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Other non-residential buildings ³ | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| Total non-residential buildings | | R'000 | 0 | 0 | 12 797 | .. | |
| Additions and alterations | Dwelling-houses | square metres | 902 | 235 | 1 838 | 103,8 | |
| | | R'000 | 8 924 | 2 394 | 18 727 | 109,8 | |
| | Other buildings ⁴ | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 100 | 1 360 | 190 | 90,0 | |
| Total additions and alterations | | R'000 | 9 024 | 3 754 | 18 917 | 109,6 | |
| Buildings completed | | Total at current prices | R'000 | 15 128 | 19 359 | 35 779 | 136,5 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|-----------------|---------------|---------------|---------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 0 | 6 | 0 | .. | |
| | | square metres | 0 | 329 | 0 | .. | |
| | | R'000 | 0 | 2 663 | 0 | .. | |
| | Dwelling-houses >= 80 square metres | Number | 11 | 17 | 8 | -27,3 | |
| | | square metres | 3 093 | 2 662 | 1 119 | -63,8 | |
| | | R'000 | 28 657 | 22 331 | 11 333 | -60,5 | |
| | Flats and townhouses | Number | 0 | 10 | 0 | .. | |
| | | square metres | 0 | 1 666 | 0 | .. | |
| | | R'000 | 0 | 17 351 | 0 | .. | |
| | Other residential buildings ² | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| Total residential buildings | | R'000 | 28 657 | 42 345 | 11 333 | -60,5 | |
| Non-residential buildings | Office and banking space | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| | Shopping space | square metres | 0 | 523 | 0 | .. | |
| | | R'000 | 0 | 4 513 | 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 | 4 513 | 0 | .. |
| | Additions and alterations | Dwelling-houses | square metres | 228 | 670 | 188 | -17,5 |
| R'000 | | | 1 562 | 5 587 | 1 652 | 5,8 | |
| Other buildings ⁴ | | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| Total additions and alterations | | R'000 | 1 562 | 5 587 | 1 652 | 5,8 | |
| Buildings completed | Total at current prices | | R'000 | 30 219 | 52 445 | 12 985 | -57,0 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|--------------------------------|---------------|----------------|----------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 14 | 9 | 4 | -71,4 | |
| | | square metres | 826 | 404 | 226 | -72,6 | |
| | | R'000 | 9 147 | 3 562 | 2 011 | -78,0 | |
| | Dwelling-houses >= 80 square metres | Number | 44 | 44 | 24 | -45,5 | |
| | | square metres | 12 096 | 15 272 | 6 372 | -47,3 | |
| | | R'000 | 138 119 | 170 236 | 72 265 | -47,7 | |
| | Flats and townhouses | Number | 10 | 109 | 39 | 290,0 | |
| | | square metres | 2 824 | 18 735 | 3 693 | 30,8 | |
| | | R'000 | 21 344 | 176 166 | 44 740 | 109,6 | |
| | Other residential buildings ² | square metres | 0 | 712 | 0 | .. | |
| | | R'000 | 0 | 8 473 | 0 | .. | |
| | Total residential buildings | | R'000 | 168 610 | 358 437 | 119 016 | -29,4 |
| Non-residential buildings | Office and banking space | square metres | 0 | 409 | 0 | .. | |
| | | R'000 | 0 | 2 045 | 0 | .. | |
| | Shopping space | square metres | 4 127 | 3 111 | 0 | -100,0 | |
| | | R'000 | 42 457 | 22 827 | 0 | -100,0 | |
| | Industrial and warehouse space | square metres | 15 170 | 2 879 | 4 278 | -71,8 | |
| | | R'000 | 107 637 | 24 286 | 27 079 | -74,8 | |
| | Other non-residential buildings ³ | square metres | 1 421 | 7 427 | 0 | -100,0 | |
| | | R'000 | 15 631 | 95 983 | 0 | -100,0 | |
| | Total non-residential buildings | | R'000 | 165 725 | 145 141 | 27 079 | -83,7 |
| | Additions and alterations | Dwelling-houses | square metres | 6 719 | 4 722 | 3 347 | -50,2 |
| R'000 | | | 77 579 | 54 470 | 38 348 | -50,6 | |
| Other buildings ⁴ | | square metres | 762 | 181 | 929 | 21,9 | |
| | | R'000 | 12 658 | 7 721 | 22 579 | 78,4 | |
| Total additions and alterations | | R'000 | 90 237 | 62 191 | 60 927 | -32,5 | |
| Buildings completed | | Total at current prices | R'000 | 424 572 | 565 769 | 207 022 | -51,2 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ |
|--|--|-----------------|----------------|----------------|----------------|-----------------------|
| Category of building | Type of building | Measuring unit | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 13 | 2 | 5 | -61,5 |
| | | square metres | 796 | 121 | 334 | -58,0 |
| | | R'000 | 4 652 | 837 | 2 224 | -52,2 |
| | Dwelling-houses >= 80 square metres | Number | 31 | 44 | 23 | -25,8 |
| | | square metres | 8 362 | 14 107 | 7 444 | -11,0 |
| | | R'000 | 60 329 | 106 737 | 59 442 | -1,5 |
| | Flats and townhouses | Number | 12 | 10 | 0 | -100,0 |
| | | square metres | 1 052 | 1 743 | 0 | -100,0 |
| | | R'000 | 9 117 | 10 575 | 0 | -100,0 |
| | Other residential buildings ² | square metres | 439 | 1 322 | 0 | -100,0 |
| | | R'000 | 3 041 | 8 851 | 0 | -100,0 |
| | Total residential buildings | R'000 | 77 139 | 127 000 | 61 666 | -20,1 |
| Non-residential buildings | Office and banking space | square metres | 0 | 1 230 | 0 | .. |
| | | R'000 | 0 | 8 546 | 0 | .. |
| | Shopping space | square metres | 1 692 | 2 110 | 69 | -95,9 |
| | | R'000 | 11 719 | 14 126 | 462 | -96,1 |
| | Industrial and warehouse space | square metres | 0 | 630 | 0 | .. |
| | | R'000 | 0 | 3 750 | 0 | .. |
| | Other non-residential buildings ³ | square metres | 329 | 197 | 2 721 | 727,1 |
| | | R'000 | 2 139 | 1 319 | 17 338 | 710,6 |
| | Total non-residential buildings | R'000 | 13 858 | 27 741 | 17 800 | 28,4 |
| | Additions and alterations | Dwelling-houses | square metres | 3 165 | 3 156 | 3 407 |
| R'000 | | | 20 606 | 21 327 | 22 810 | 10,7 |
| Other buildings ⁴ | | square metres | 29 | 1 585 | 120 | 313,8 |
| | | R'000 | 189 | 11 952 | 5 256 | 2 681,0 |
| Total additions and alterations | | R'000 | 20 795 | 33 279 | 28 066 | 35,0 |
| Buildings completed | Total at current prices | R'000 | 111 792 | 188 020 | 107 532 | -3,8 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|--------------------------------|----------------|------------------|------------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 57 | 122 | 77 | 35,1 | |
| | | square metres | 3 037 | 5 627 | 4 390 | 44,6 | |
| | | R'000 | 16 360 | 47 092 | 35 942 | 119,7 | |
| | Dwelling-houses >= 80 square metres | Number | 84 | 239 | 72 | -14,3 | |
| | | square metres | 24 722 | 65 695 | 19 466 | -21,3 | |
| | | R'000 | 247 816 | 666 126 | 204 132 | -17,6 | |
| | Flats and townhouses | Number | 167 | 1 066 | 2 | -98,8 | |
| | | square metres | 17 160 | 75 687 | 410 | -97,6 | |
| | | R'000 | 168 467 | 977 829 | 4 908 | -97,1 | |
| | Other residential buildings ² | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| Total residential buildings | | R'000 | 432 643 | 1 691 047 | 244 982 | -43,4 | |
| Non-residential buildings | Office and banking space | square metres | 7 066 | 9 206 | 3 394 | -52,0 | |
| | | R'000 | 88 350 | 129 823 | 47 862 | -45,8 | |
| | Shopping space | square metres | 0 | 1 595 | 2 158 | .. | |
| | | R'000 | 0 | 12 354 | 17 542 | .. | |
| | Industrial and warehouse space | square metres | 121 029 | 9 888 | 1 538 | -98,7 | |
| | | R'000 | 809 045 | 65 963 | 10 260 | -98,7 | |
| | Other non-residential buildings ³ | square metres | 9 625 | 0 | 0 | -100,0 | |
| | | R'000 | 78 969 | 0 | 0 | -100,0 | |
| | Total non-residential buildings | | R'000 | 976 364 | 208 140 | 75 664 | -92,3 |
| | Additions and alterations | Dwelling-houses | square metres | 6 167 | 9 928 | 3 942 | -36,1 |
| R'000 | | | 64 532 | 106 661 | 43 036 | -33,3 | |
| Other buildings ⁴ | | square metres | 615 | 12 014 | 2 331 | 279,0 | |
| | | R'000 | 8 109 | 120 324 | 17 107 | 111,0 | |
| Total additions and alterations | | R'000 | 72 641 | 226 985 | 60 143 | -17,2 | |
| Buildings completed | | Total at current prices | R'000 | 1 481 648 | 2 126 172 | 380 789 | -74,3 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ | |
|--|--|--------------------------------|---------------|---------------|----------------|-----------------------|--------------|
| Category of building | Type of building | Measuring unit | | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 0 | 1 | 4 | .. | |
| | | square metres | 0 | 75 | 230 | .. | |
| | | R'000 | 0 | 450 | 2 227 | .. | |
| | Dwelling-houses >= 80 square metres | Number | 12 | 11 | 2 | -83,3 | |
| | | square metres | 2 244 | 2 980 | 807 | -64,0 | |
| | | R'000 | 18 981 | 26 497 | 7 812 | -58,8 | |
| | Flats and townhouses | Number | 0 | 5 | 8 | .. | |
| | | square metres | 0 | 1 780 | 1 365 | .. | |
| | | R'000 | 0 | 12 182 | 9 342 | .. | |
| | Other residential buildings ² | square metres | 0 | 0 | 0 | .. | |
| | | R'000 | 0 | 0 | 0 | .. | |
| Total residential buildings | | R'000 | 18 981 | 39 129 | 19 381 | 2,1 | |
| 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 | 8 963 | 0 | .. | |
| | | R'000 | 0 | 82 904 | 0 | .. | |
| | Other non-residential buildings ³ | square metres | 0 | 2 184 | 0 | .. | |
| | | R'000 | 0 | 21 143 | 0 | .. | |
| | Total non-residential buildings | | R'000 | 0 | 104 047 | 0 | .. |
| | Additions and alterations | Dwelling-houses | square metres | 1 006 | 735 | 672 | -33,2 |
| R'000 | | | 8 603 | 6 483 | 5 229 | -39,2 | |
| Other buildings ⁴ | | square metres | 0 | 406 | 0 | .. | |
| | | R'000 | 1 761 | 4 331 | 289 | -83,6 | |
| Total additions and alterations | | R'000 | 10 364 | 10 814 | 5 518 | -46,8 | |
| Buildings completed | | Total at current prices | R'000 | 29 345 | 153 990 | 24 899 | -15,2 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 2025 | Dec 2025 | Jan 2026 | % change ¹ |
|--|--|----------------|---------------|----------------|---------------|-----------------------|
| Category of building | Type of building | Measuring unit | | | | |
| Residential buildings | Dwelling-houses < 80 square metres | Number | 2 | 3 | 0 | -100,0 |
| | | square metres | 127 | 176 | 0 | -100,0 |
| | | R'000 | 954 | 1 362 | 0 | -100,0 |
| | Dwelling-houses >= 80 square metres | Number | 8 | 19 | 13 | 62,5 |
| | | square metres | 3 100 | 6 790 | 7 112 | 129,4 |
| | | R'000 | 22 598 | 51 580 | 53 541 | 136,9 |
| | Flats and townhouses | Number | 0 | 0 | 0 | .. |
| | | square metres | 0 | 0 | 0 | .. |
| | | R'000 | 0 | 0 | 0 | .. |
| | Other residential buildings ² | square metres | 0 | 1 633 | 0 | .. |
| | | R'000 | 0 | 12 150 | 0 | .. |
| | Total residential buildings | | R'000 | 23 552 | 65 092 | 53 541 |
| Non-residential buildings | Office and banking space | square metres | 0 | 583 | 0 | .. |
| | | R'000 | 0 | 4 338 | 0 | .. |
| | Shopping space | square metres | 0 | 921 | 0 | .. |
| | | R'000 | 0 | 6 852 | 0 | .. |
| | Industrial and warehouse space | square metres | 1 542 | 8 331 | 0 | -100,0 |
| | | R'000 | 8 964 | 61 983 | 0 | -100,0 |
| | Other non-residential buildings ³ | square metres | 0 | 0 | 0 | .. |
| | | R'000 | 0 | 0 | 0 | .. |
| Total non-residential buildings | | R'000 | 8 964 | 73 173 | 0 | -100,0 |
| Additions and alterations | Dwelling-houses | square metres | 167 | 713 | 270 | 61,7 |
| | | R'000 | 1 206 | 5 305 | 2 009 | 66,6 |
| | Other buildings ⁴ | square metres | 0 | 509 | 200 | .. |
| | | R'000 | 0 | 4 787 | 1 488 | .. |
| Total additions and alterations | | R'000 | 1 206 | 10 092 | 3 497 | 190,0 |
| Buildings completed | Total at current prices | R'000 | 33 722 | 148 357 | 57 038 | 69,1 |

¹ The percentage change between cumulative figures for 2025 and 2026.

² Other residential buildings include institutions for the disabled, boarding houses, hostels and tourism accommodation (e.g. hotels, motels, guesthouses, 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 building plans passed at constant prices are published approximately seven weeks after the reference month, e.g. preliminary values of building 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 building 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 2025.

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

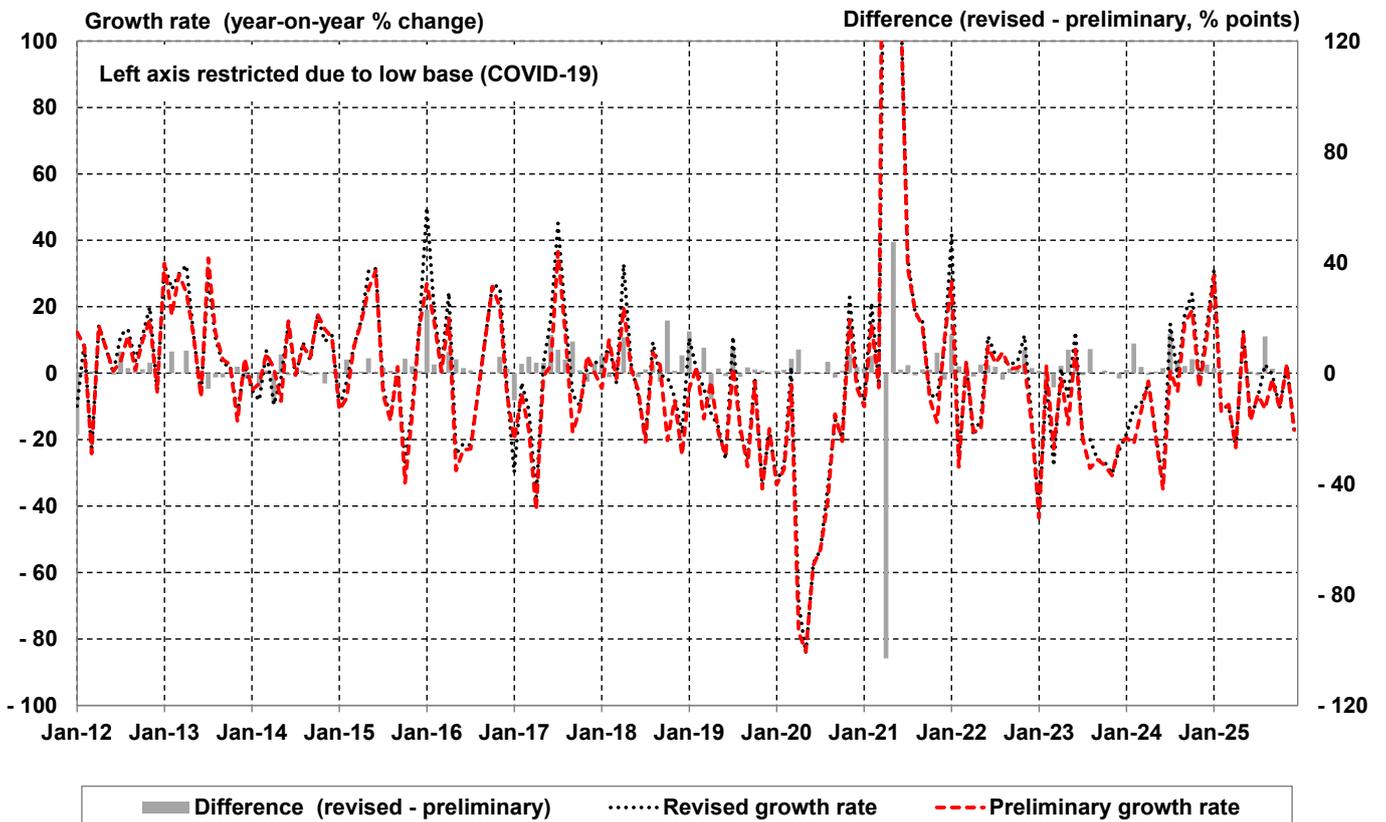


Table 29 – Value of building plans passed year-on-year growth rates: preliminary and revised

| Description | Value / outcome | Comment |
|---|--|--|
| Average year-on-year growth rate over the whole period | Preliminary: 1,31% Revised: 3,06% | The average of revised growth rates is higher than the average of preliminary growth rates |
| Mean revision | 1,75 percentage points | This is the average of the revisions |
| Mean absolute revision | 4,31 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 | -4,8 to 13,2 percentage points | This may be regarded as the normal range for revisions, with revisions outside this range being outliers |
| Number of upward revisions | 117 (or 69,6% of the total observations) | |
| Number of downward revisions | 46 (or 27,4% of the total observations) | |
| Number of zero revisions | 5 (or 3,0% of the total observations) | |
| Is the mean revision (1,75) 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) | 5,75 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 | 80,2% | This is the percentage of revisions that lie between -3,81 and 7,69 percentage points; the higher the percentage, the lower is the dispersion about the mean |

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

The formula for the test statistic is as follows:

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

where

n = number of observations

\bar{R} = mean revision

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

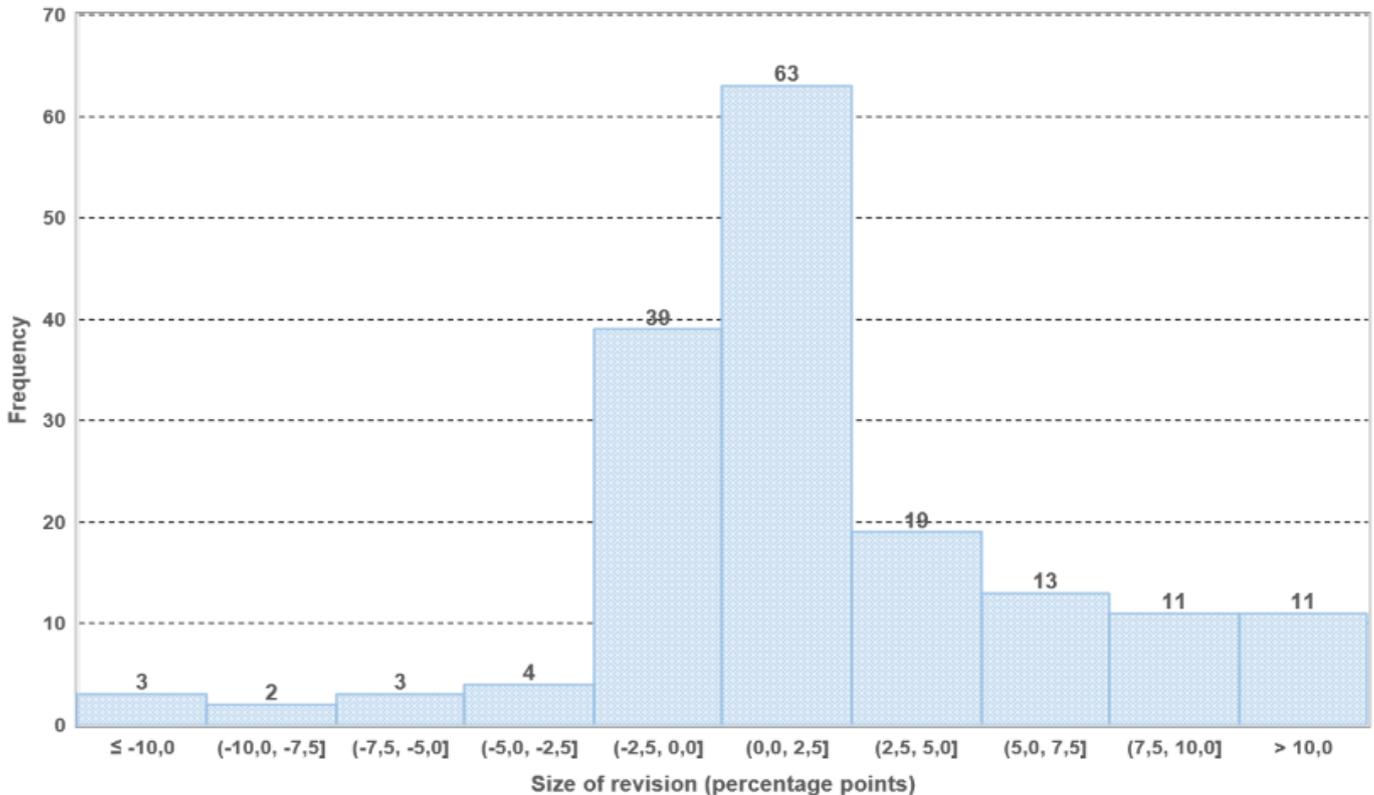
Note that if the test statistic shows that the mean revision (MR) is significantly different from zero, then there is bias in the preliminary estimates. Bias in a series suggests there is scope to enhance the compilation of that series in an attempt to remove or minimise the bias. $MR > 0$ (statistically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

In this case the test statistic is 2,51, which lies above the critical value of 1,97, indicating that the MR is significantly different from zero at a 5% significance level. Accordingly, bias is detected in the preliminary estimates.

The bias in the preliminary estimates was caused by buildings that were completed but not initially reported as approved, requiring their inclusion at a later stage.

Figure 4 shows the revisions in terms of a histogram. There were 39 revisions between -2,5 and 0,0 (-2,5 < revision ≤ 0,0) and 63 revisions between 0,0 and 2,5 (0,0 < revision ≤ 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 2026 was 93,6%. The revised collection rate for December 2025 was 97,3%. |
| 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 is not intended to remove irregular or non-seasonal influences that may occur in a given 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-26 | Additional information from respondents | Jan-24 - Dec-25 |
| Feb-26 | Additional information from respondents | Feb-24 - Jan-26 |
| Mar-26 | Additional information from respondents | Mar-24 - Feb-26 |
| Apr-26 | Additional information from respondents | Apr-24 - Mar-26 |
| May-26 | Additional information from respondents | May-24 - Apr-26 |
| Jun-26 | Additional information from respondents | Jun-24 - May-26 |
| Jul-26 | Additional information from respondents | Jul-24 - Jun-26 |
| Aug-26 | Additional information from respondents | Aug-24 - Jul-26 |
| Sep-26 | Additional information from respondents | Sep-24 - Aug-26 |
| Oct-26 | Additional information from respondents | Oct-24 - Sep-26 |
| Nov-26 | Additional information from respondents | Nov-24 - Oct-26 |
| Dec-26 | Additional information from respondents | Dec-24 - Nov-26 |
| 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> |

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| 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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