

# BUILDING PLANS

## June 2025

### Overview

In June 2025, the City of Windhoek approved 158 building plans with a total value of N\$131.28 million, marking a 17% month-on-month (m/m) decrease from the 191 approvals in May 2025. On a year-on-year (y/y) basis, approvals declined slightly by 4%, compared to 164 plans in June 2024. The approved plans comprised 115 additions, 7 commercial buildings, 23 houses, 12 walls, and 1 pool.

Meanwhile, building completions showed a mixed trend. A total of 26 buildings were completed in June 2025, with a combined value of N\$27.72 million. This represents a 62% increase m/m from 16 completions in May. However, compared to 119 completions in June 2024, there was a sharp annual decline of 78%. The completed structures included 11 additions, 3 walls, and 12 houses. See Table 1 and Figure 1 below

**Table 1: Overview of Approved and Completed Plans**

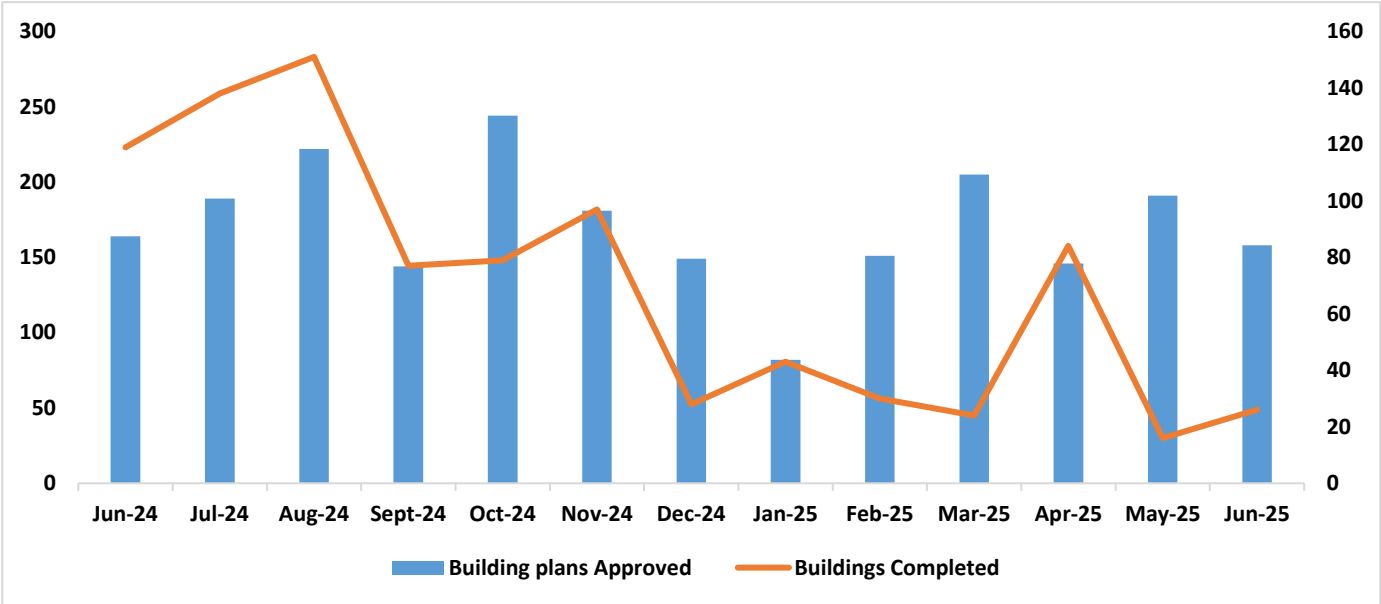
Plans Approved	Amount	Value (N\$)	Annual Change (N\$)	Annual % Change
Additions Commercial & Industrial	122	73,951,394	16,046,294	1%
Flats & Houses	23	53,036,350	1,906,350	12%
Pool	1	80,000	30,000	0%
Public	0	0	0	0%
Wall	12	4,215,000	3,605,500	14%
<b>Total</b>	<b>158</b>	<b>131,282,744</b>	<b>21,587,644</b>	<b>(27%)</b>

Plans Completed	Amount	Value (N\$)	Annual Change (N\$)	Annual % Change
Additions, Commercial & Industrial	11	3,825,000	(13,858,856)	83%
Flats & Houses	12	23,470,000	(9,310,169)	63%
Pool	0	0	0	0%
Public	0	0	0	0%
Wall	3	430,000	(783,000)	86%
<b>Total</b>	<b>26</b>	<b>27,725,000</b>	<b>(23,952,025)</b>	<b>(232%)</b>

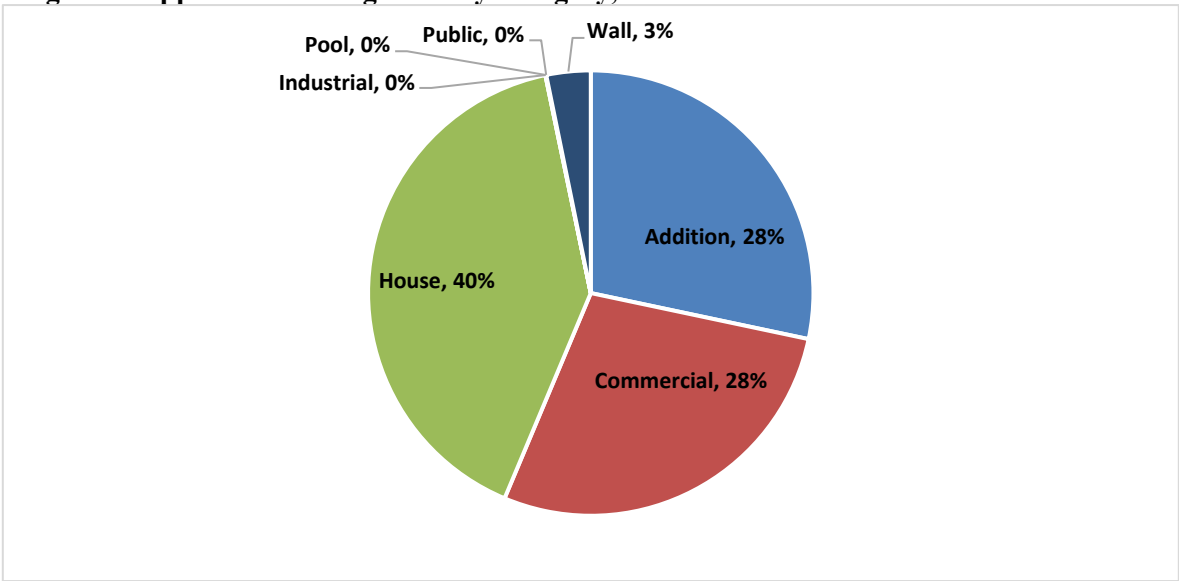
Source: City of Windhoek & HEI Research

**Figure 1: Monthly Building Plans Approved Vs. Buildings Completed, Windhoek (June 2024 – June 2025)**



Source: City of Windhoek & HEI Research

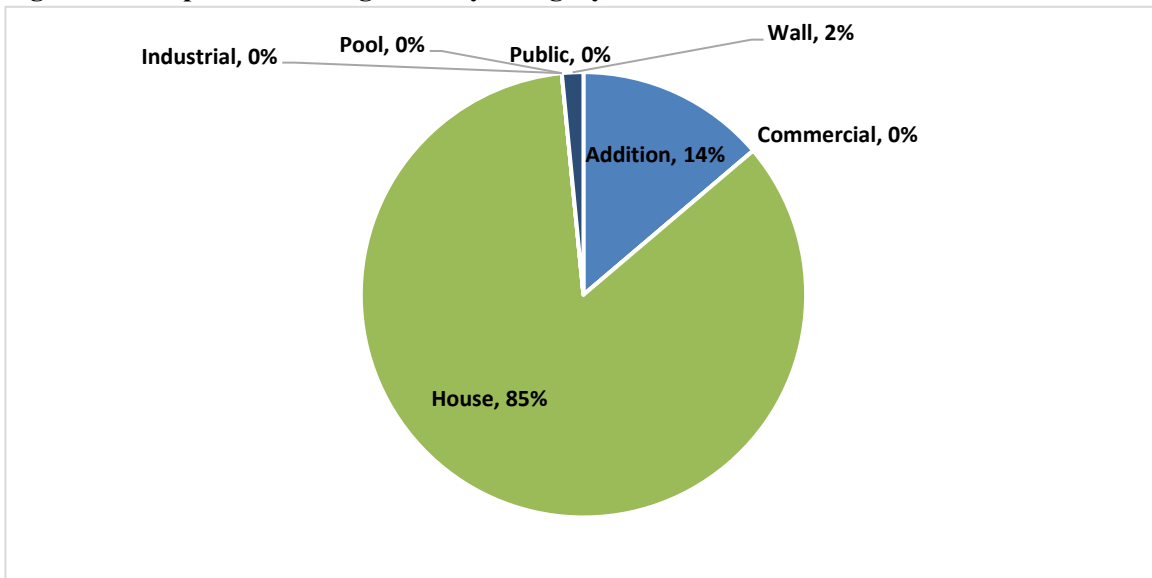
**Figure 2: Approved Building Plans by Category, June 2025**



Source: City of Windhoek & HEI Research

In June 2025, house plans constituted the largest share of approved building plans, making up 40% of the total. Both commercial and addition plans each accounted for 28%, reflecting a balanced distribution of development interests. Windhoek recorded the highest value of approved house plans at N\$28 million, followed by commercial buildings at N\$9 million and additions at N\$8 million.

**Figure 3: Completed Building Plans by Category, June 2025**



Source: City of Windhoek & HEI Research

On the completions side, houses dominated, accounting for 85% of all buildings completed during the month. Kleine Kuppe emerged as the top-performing suburb for completed houses, with a total value of N\$7 million. Meanwhile, Pionierspark recorded the highest value for completed additions, amounting to N\$1 million

## Outlook

Although building plan approvals remained relatively stable year-on-year, the decline in completions suggests that challenges in project execution persist potentially due to cost pressures, labour constraints, or permit backlogs. Nevertheless, the steady volume of approvals signals continued investor and residential interest in property development, particularly in the residential housing and additions segments

Looking ahead to the second half of 2025, construction activity is expected to gain momentum, especially if financing conditions remain supportive and the cost of building materials stabilizes. House plans are anticipated to continue leading the approval numbers, reflecting sustained demand for private residential developments. Commercial construction may recover more gradually, depending on improvements in business confidence and broader economic momentum.

On the macroeconomic front, favourable lending rates and moderating inflation could further improve affordability, stimulate housing demand, and accelerate the pace of project execution. To support a more robust construction pipeline, addressing execution delays and easing bureaucratic bottlenecks will be essential.



