

Building Plans

July 2025

1. Overview

In July 2025, the City of Windhoek approved 261 building plans with a total value of N\$178.24 million, marking a 65% month-on-month (m/m) increase from the 158 approvals in June 2025. On a year-on-year (y/y) basis, approvals improved by 38%, compared to 189 plans in July 2024. The approved plans comprised 197 additions, 15 commercial buildings, 29 houses, 18 walls, and 2 pools.

A total of 30 buildings were completed in July 2025, with a total value of N\$29.08 million, marking a 15% increase month-on-month but a 78% decline year-on-year. The completed structures included 19 additions, 2 walls, and 9 houses.

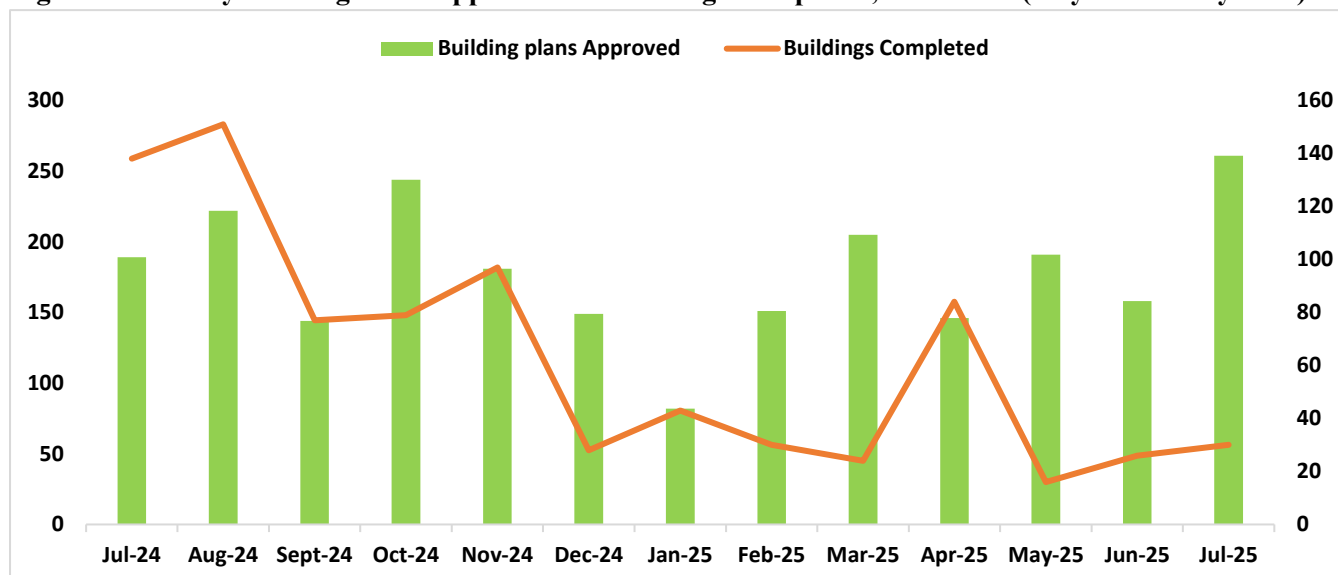
Additions dominated approvals, signaling strong construction activity and potential future completions, although overall year-on-year completions remain subdued. See Table 1 and Figure 1 below

Table 1: Overview of Approved and Completed Plans

Plans Approved	Amount	Value (N\$)	Annual Change (N\$)	Annual % Change
Additions Commercial & Industrial	134	128,384,011	(65,994,139)	58%
Flats & Houses	28	47,414,712	21,664,876	7%
Pool	2	95,000	(155,000)	0%
Public	0	0	0	0%
Wall	25	2,548,800	(4,588,200)	(28%)
Total	189	178,442,523	(49,072,463)	37%
Plans Completed				
Additions, Commercial & Industrial	67	8,521,128.00	(49,433,577)	72%
Flats & Houses	52	20,450,000	(35,022,947)	(82%)
Pool	1	0	(210,000)	(-100%)
Public	0	0	0	0%
Wall	18	115,000	(1,388,000)	(89%)
Total	138	29,086,128	(86,054,524)	(343%)

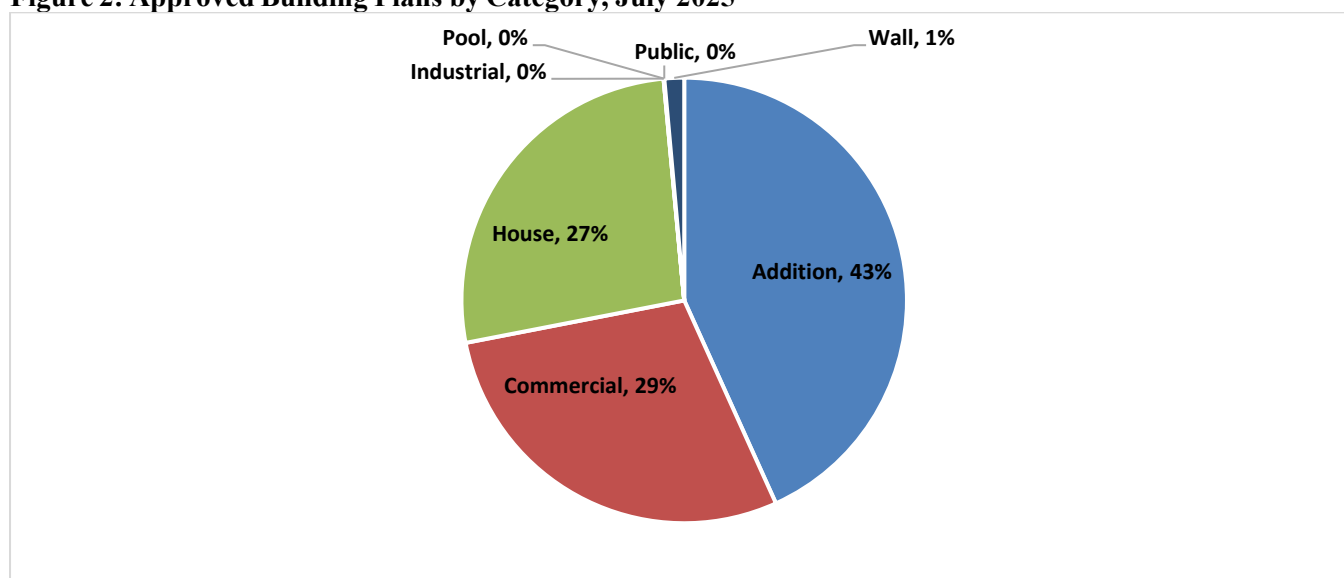
Source: City of Windhoek & HEI Research

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



Source: City of Windhoek & HEI Research

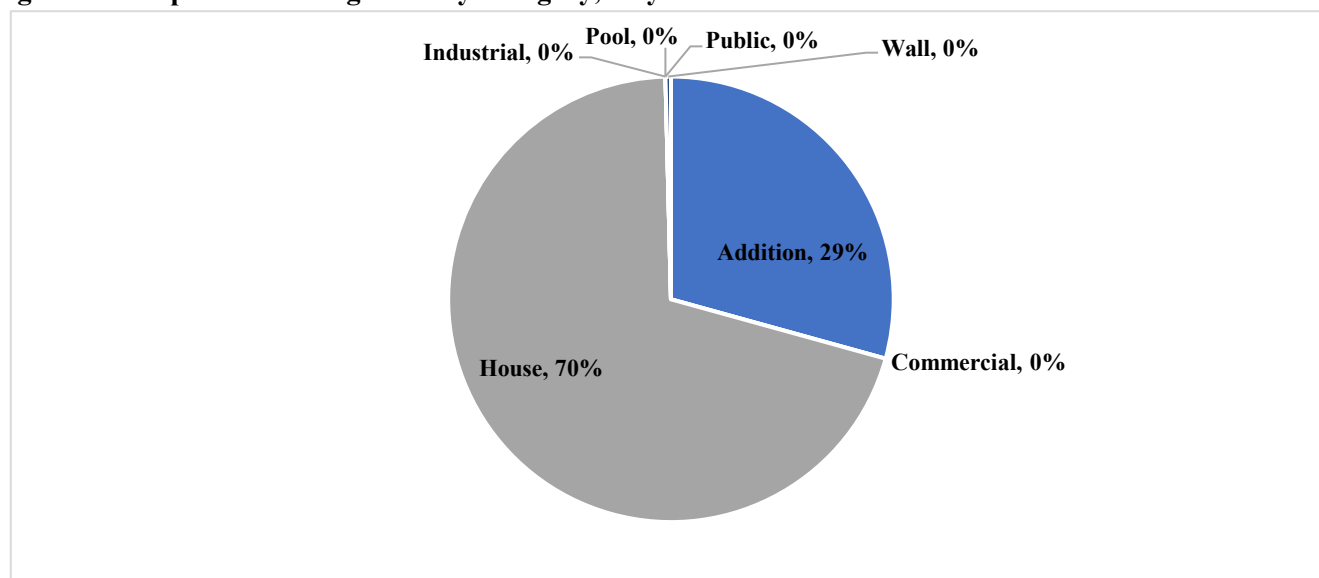
Figure 2: Approved Building Plans by Category, July 2025



Source: City of Windhoek & HEI Research

Additions represented the largest share of approvals (43%) making up 43% of the total, followed by commercial (28%) and houses (27%). Klein Windhoek recorded the highest value for additions at N\$15 million, while Windhoek Central led in commercial and residential approvals at N\$11 million and N\$28 million, respectively.

Figure 3: Completed Building Plans by Category, July 2025



Source: City of Windhoek & HEI Research

Houses dominated completions, accounting for 70% of all completed building structures. Windhoek led in completed houses (N\$7 million), while Katutura recorded the highest value for completed additions (N\$3 million).

3. Outlook

The approved building plans in July 2025 indicate a strong upward momentum in construction activity, particularly for additions, which made up the largest share of approvals (43%). Commercial and residential projects accounted for 28% and 27% respectively, reflecting ongoing investment in both housing and business infrastructure.

Building activity in Windhoek is expected to continue growing on the approvals front driven by urban densification and refurbishment demand. High-value suburbs such as Klein Windhoek and Windhoek central are likely to remain development hotspots. If current trends persist, the city may experience a gradual recovery in building completions in the coming months, supporting both residential expansion and commercial infrastructure growth.