

Building Plans

August 2025

1. Overview

In August 2025, the City of Windhoek approved 176 building plans valued at N\$215.7 million, representing a 33% month-on-month decline from July 2025 and a 21% year-on-year decrease compared to August 2024. Despite the slowdown in approvals, additions remained the dominant category, while houses and commercial projects accounted for a significant share of new approvals. The approved plans comprised 113 additions, 7 commercial buildings, 42 houses, and 14 walls.

Completions totalled to 31 projects worth N\$29.2 million, reflecting a modest 3% increase month-on-month but a steep 79% year-on-year contraction, highlighting weaker construction finalizations. Houses dominated completions, making up 58% of the total, while additions also featured prominently. The completed structures included 18 additions, 1 commercial, and 12 houses.

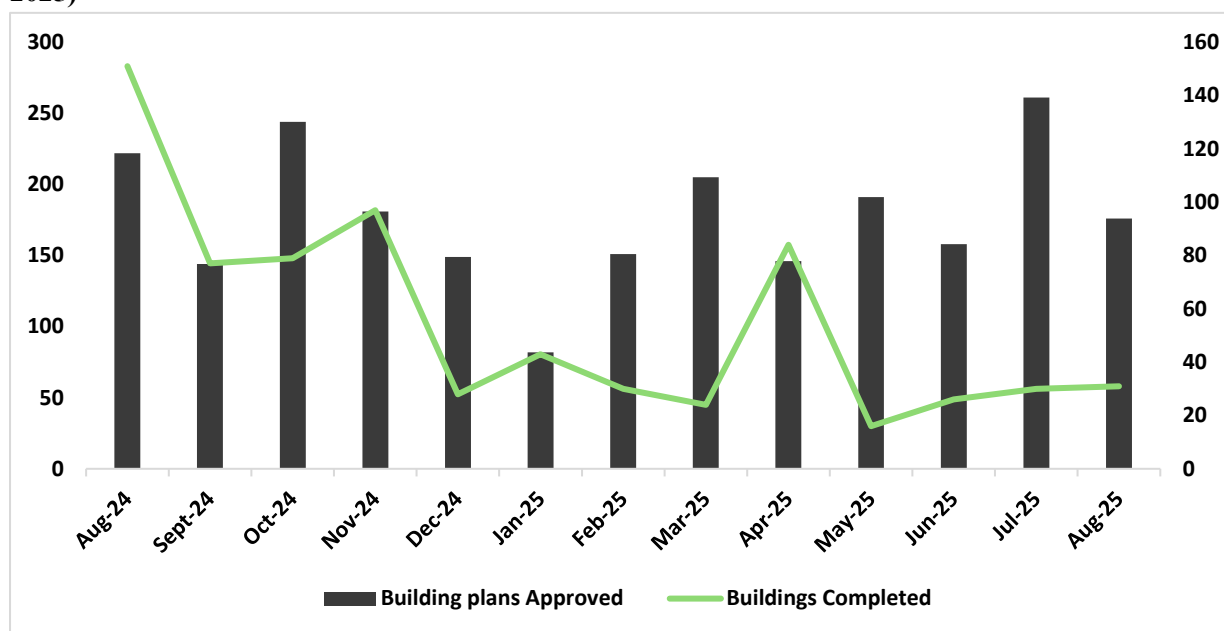
Overall, building activity in Windhoek remains subdued, with additions driving the pipeline but completions lagging behind historical levels. See Table 1 and Figure 1 below

Table 1: Overview of Approved and Completed Plans

Plans Approved	Amount	Value (N\$)	Annual Change (N\$)	Annual % Change
Additions Commercial & Industrial	120	105,529,850	48,275,147	(28%)
Flats & Houses	42	108,162,450	61,497,550	24%
Pool	0	0	0	0%
Public	0	0	(10,000,000)	(100%)
Wall	14	1,972,000	(1,003,000)	(33%)
Total	176	215,664,300	98,769,697	(138%)
Plans Completed				
Additions, Commercial & Industrial	19	12,120,000	(29,760,790)	(81%)
Flats & Houses	12	17,070,000	(7,034,700)	(63%)
Pool	0	0	0	0%
Public	0	0	0	0%
Wall	0	0	(1,037,000)	(100%)
Total	31	29,190,000	(86,054,524)	(244%)

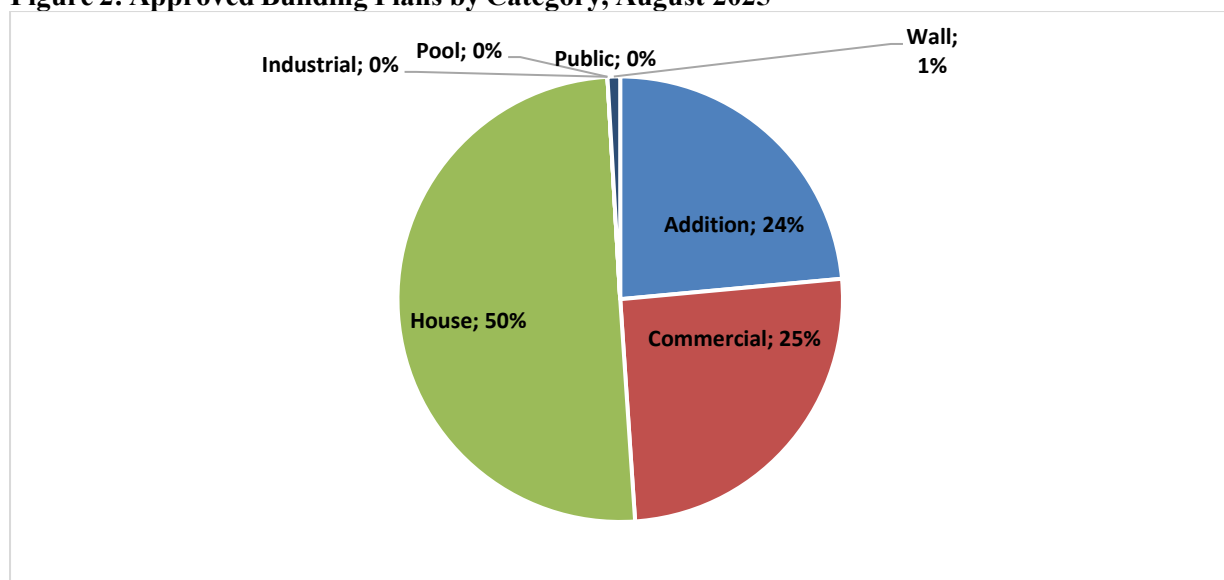
Source: City of Windhoek & HEI Research

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



Source: City of Windhoek & HEI Research

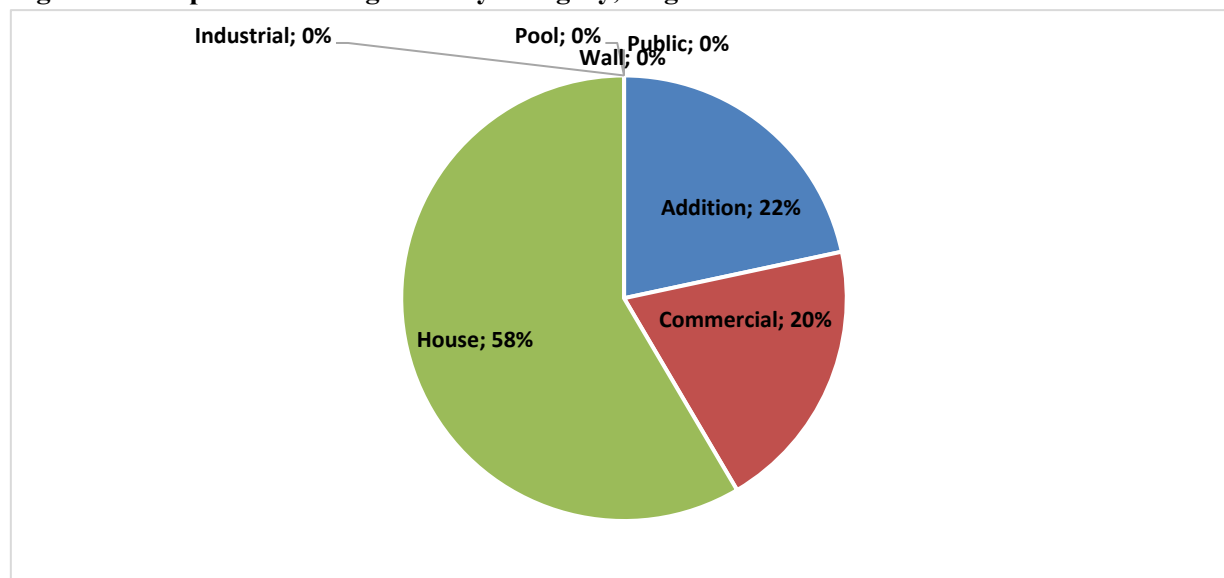
Figure 2: Approved Building Plans by Category, August 2025



Source: City of Windhoek & HEI Research

Houses accounted for the largest share of approvals at 50%, followed by commercial buildings at 25% and additions at 24%. In value terms, Windhoek recorded the highest approvals for houses at N\$54 million, commercial buildings at N\$52 million, and additions at N\$6 million.

Figure 3: Completed Building Plans by Category, August 2025



Source: City of Windhoek & HEI Research

Moreover, houses dominated completions in August 2025, accounting for 58% of all finalized buildings, followed by additions at 22% and commercial buildings at 20%. Kleine Kuppe recorded the highest value of completed houses, totaling N\$3.7 million, while Windhoek led in completed additions with a total value of N\$2.7 million.

3. Outlook

Building activity in Windhoek slowed in August 2025, with both approvals and completions underperforming relative to last year. The dominance of additions and residential projects suggests ongoing incremental development rather than large-scale new construction.

Looking ahead, the construction pipeline remains supported by approvals in the housing and commercial segments, but subdued completions signal caution in the sector. The weak year-on-year performance points to constrained demand and financing conditions, while ongoing additions reflect households' preference for upgrading existing properties rather than initiating new builds.