

Building Plans

October 2025

1. Overview

In October 2025, the City of Windhoek approved a total of 198 building plans valued at approximately N\$487.5 million, representing a 13% month-on-month decline from the 226 plans approved in September 2025 and a 19% year-on-year decline from the 244 plans approved in October 2024. The majority of approvals were for additions and alterations, accounting for 145 projects valued at N\$51.2 million, followed by the residential housing segment with 30 new houses valued at N\$42 million. Wall and commercial construction approvals totaled 12 and 11 projects valued at N\$1.06 million and N\$393.2 million, respectively. No industrial, public, or pool projects were approved in October.

A total of 32 buildings were completed in October 2025, slightly higher than the 31 completions recorded in September, with a combined value of N\$34.19 million. Additions accounted for the largest share of completions at 20 projects valued at N\$10.85 million, followed by 11 completed houses worth N\$13.84 million. Only one commercial building was completed during the month, valued at N\$9.5 million. No completions were recorded for industrial, public, pool, or wall structures.

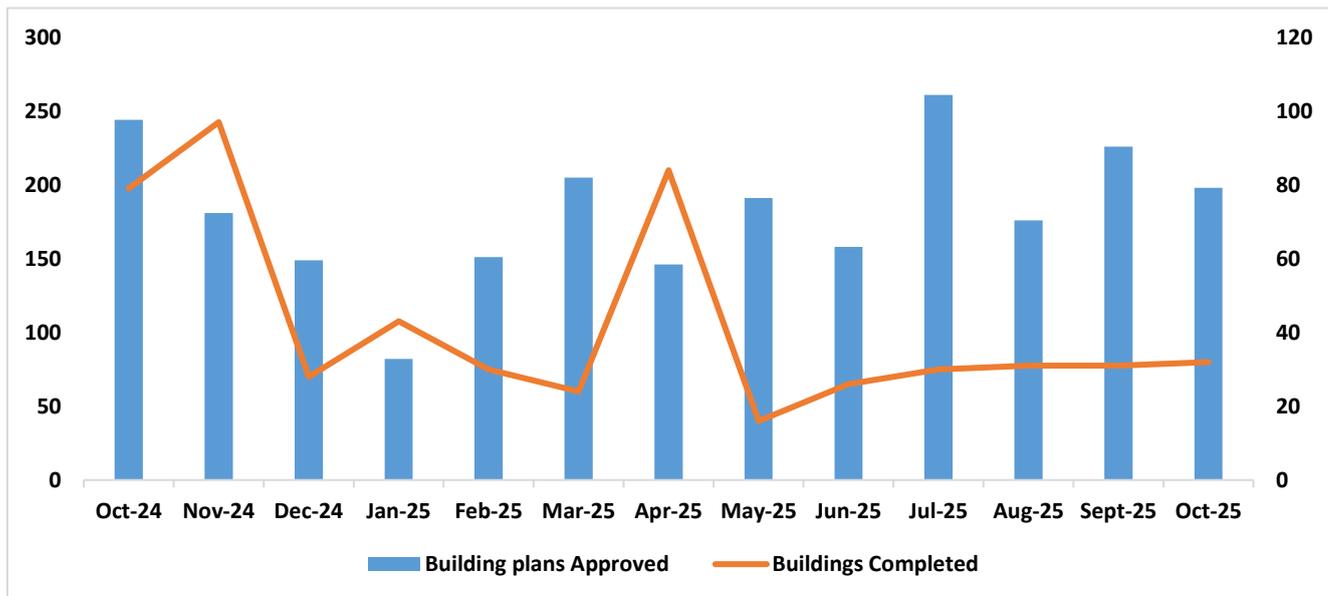
Construction activity in October 2025 reflected strong investor appetite for commercial development evidenced by the substantial value of approved commercial plans alongside consistent momentum in additions and residential housing activity. See Table 1 and Figure 1 below

Table 1: Overview of Approved and Completed Plans

Plans Approved	Amount	Value (N\$)	Annual Change (N\$)	Amount % Change
Additions Commercial & Industrial	156	444,428,237	360,701,855	(14)
Flats & Houses	30	42,028,672	(14,909,578)	(14)
Pool	-	-	-	-
Public	-	-	-	-
Wall	12	1,057,000	(2,458,000)	(56)
Total	198	144,179,632	343,334,277	
Plans Completed				
Additions, Commercial & Industrial	21	20,349,000	7,227,000	(49)
Flats & Houses	11	13,842,725	(11,692,283)	(45)
Pool	-	-	(400,000)	(100)
Public	-	-	-	-
Wall	-	-	(720,000)	(100)
Total	79	34,191,725	(5,585,283)	

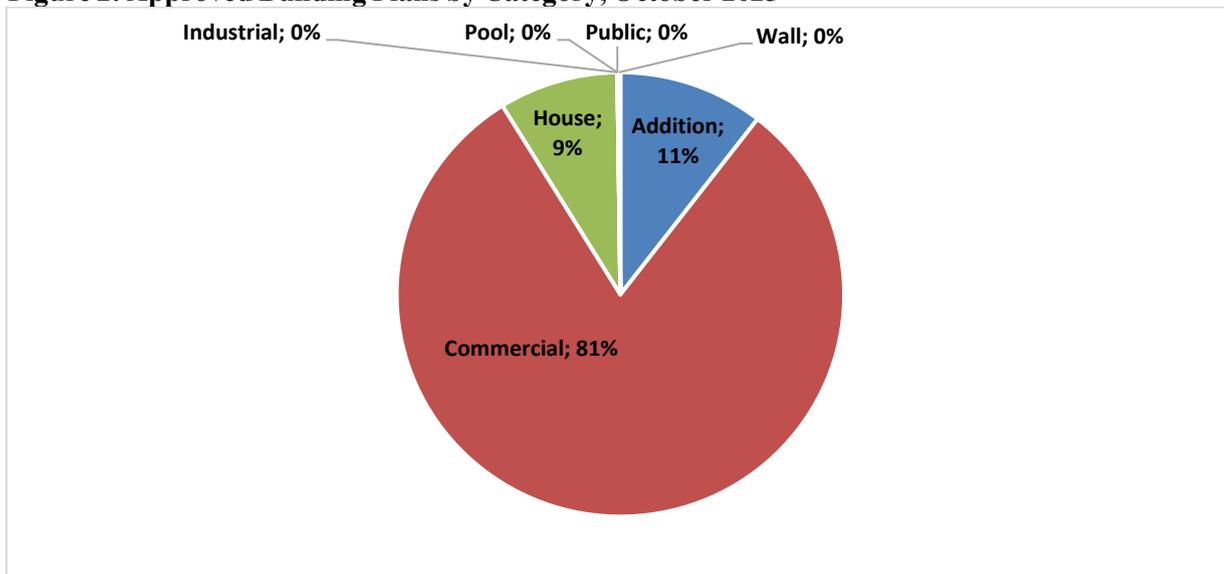
Source: City of Windhoek & HEI Research

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



Source: City of Windhoek & HEI Research

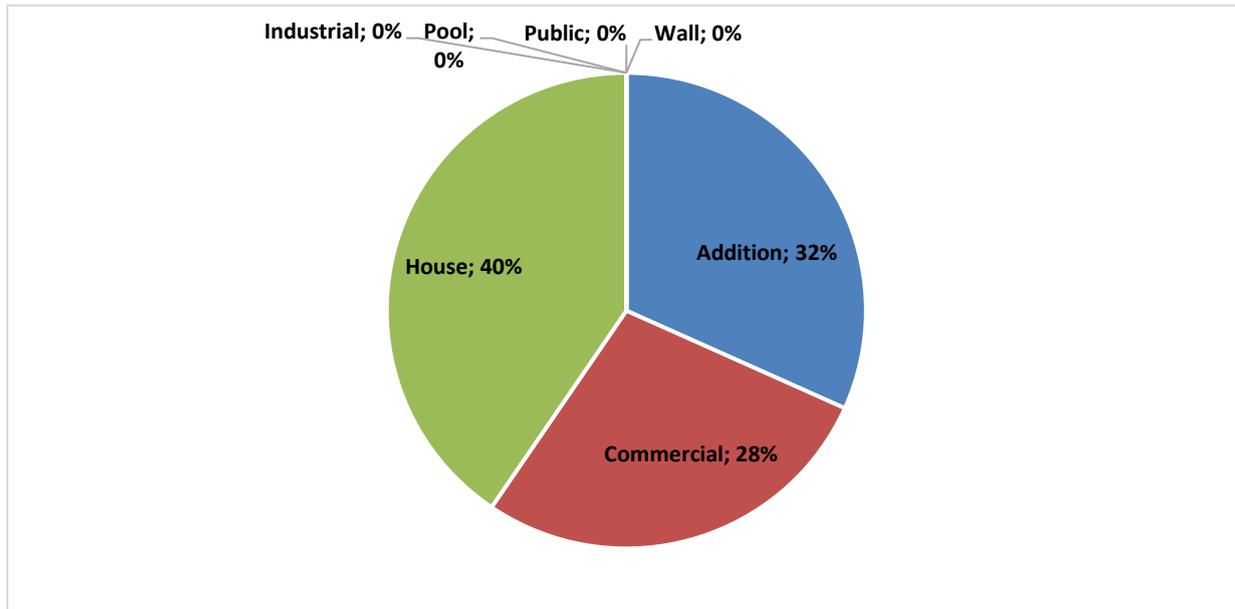
Figure 2: Approved Building Plans by Category, October 2025



Source: City of Windhoek & HEI Research

Building plan approvals in October 2025 were predominantly driven by commercial projects, which accounted for 81%, reflecting substantial investment in large-scale business and commercial infrastructure. Additions contributed 11%, indicating ongoing demand for property upgrades and extensions, while residential houses made up 9% of approvals. In value terms, Klein Windhoek recorded the highest commercial approvals at N\$300 million, while Windhoek Suburb registered the highest approvals for additions at N\$14.4 million and residential houses at N\$22.8 million.

Figure 3: Completed Building Plans by Category, October 2025



Source: City of Windhoek & HEI Research

Completed building projects in October 2025 were mainly driven by residential houses, which accounted for 40% of total completions, reflecting ongoing progress in housing development. Additions contributed 32%, underscoring sustained activity in property improvements and extensions, while commercial buildings represented 28% of completions for the month. Rocky Crest recorded the highest value of completed houses at N\$4.5 million, while Kleine Kuppe registered the highest completed additions at N\$3 million and the highest completed commercial project at N\$9.5 million.

3. Outlook

The construction sector remains broadly positive, supported by strong investment activity and continued demand for residential and property enhancement projects. The increase in commercial building approvals dominated by high-value developments signals a deepening commitment to business expansion and infrastructure upgrading in Windhoek. This trend is expected to stimulate further economic activity through job creation, procurement demand, and increased engagement of contractors and suppliers.

Residential construction and additions continue to provide a stable base for the sector, reflecting ongoing household investment and upgrades to existing properties. These segments are likely to maintain momentum, particularly as financing conditions gradually stabilize and housing demand strengthens.

The construction sector is expected to sustain steady growth, driven primarily by commercial development, residential housing activity, and consistent demand for property upgrades. Investor confidence remains strong, and with a substantial value of projects approved in October, the sector is positioned for continued expansion and heightened construction activity in the near term.