

Building Plans

September 2025

1. Overview

In September 2025, the City of Windhoek approved a total of 226 building plans valued at approximately N\$190.6 million, reflecting a 28% month-on-month increase from the 176 plans approved in August 2025 and a 57% year-on-year increase from the 144 plans approved in September 2024. This upward trend indicates improving construction activity, renewed investor confidence, and gradual economic recovery within the sector. The majority of approvals were for additions and alterations, accounting for 168 projects valued at N\$72.5 million, followed by the residential housing segment with 33 new houses valued at N\$59.6 million, commercial construction with 6 projects worth N\$48 million. Minor contributions were recorded from 18 wall constructions valued at N\$10.5 million and 1 swimming pool project valued at N\$70,000, while no approvals were recorded for industrial or public buildings during the month.

A total of 31 buildings were completed, with a combined value of approximately N\$29.3 million, reflecting moderate construction completion activity compared to the higher number of plans approved during the same period. The majority of completed projects were additions and alterations, accounting for 18 structures valued at N\$10.1 million. The residential housing category followed with 10 houses completed, representing a total value of N\$18.5 million. Wall constructions contributed 3 completions valued at N\$680,000, while no completions were recorded for commercial, industrial, public, or pool projects during the month.

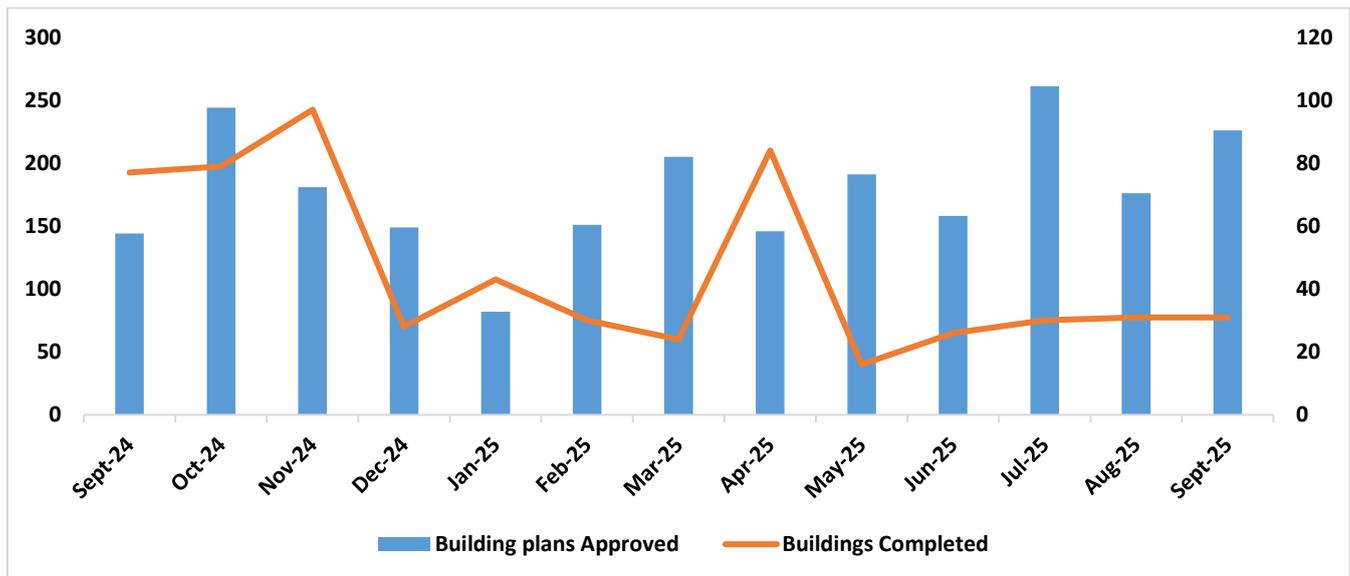
Overall, the construction sector in September 2025 demonstrated strong growth in building approvals, mainly driven by residential and addition projects, while completion levels remained moderate, reflecting active project pipelines and a gradually recovering construction environment. See Table 1 and Figure 1 below

Table 1: Overview of Approved and Completed Plans

Plans Approved	Amount	Value (N\$)	Annual Change (N\$)	Amount % Change
Additions Commercial & Industrial	174	120,500,513	(193,645,990)	60%
Flats & Houses	33	59,564,435	(1,179,145)	57%
Pool	1	70,000	70,000	0%
Public	0	-	-	0%
Wall	18	10,475,000	9,332,000	29%
Total	226	190,609,948	(185,423,135)	
Plans Completed				
Additions, Commercial & Industrial	18	10,127,000	(9,874,420)	(58%)
Flats & Houses	10	18,500,000	(20,698,812)	(64%)
Pool	0	-	-	0%
Public	0	-	-	0%
Wall	3	680,000	336,000	(50%)
Total	31	29,190,000	(30,237,232)	

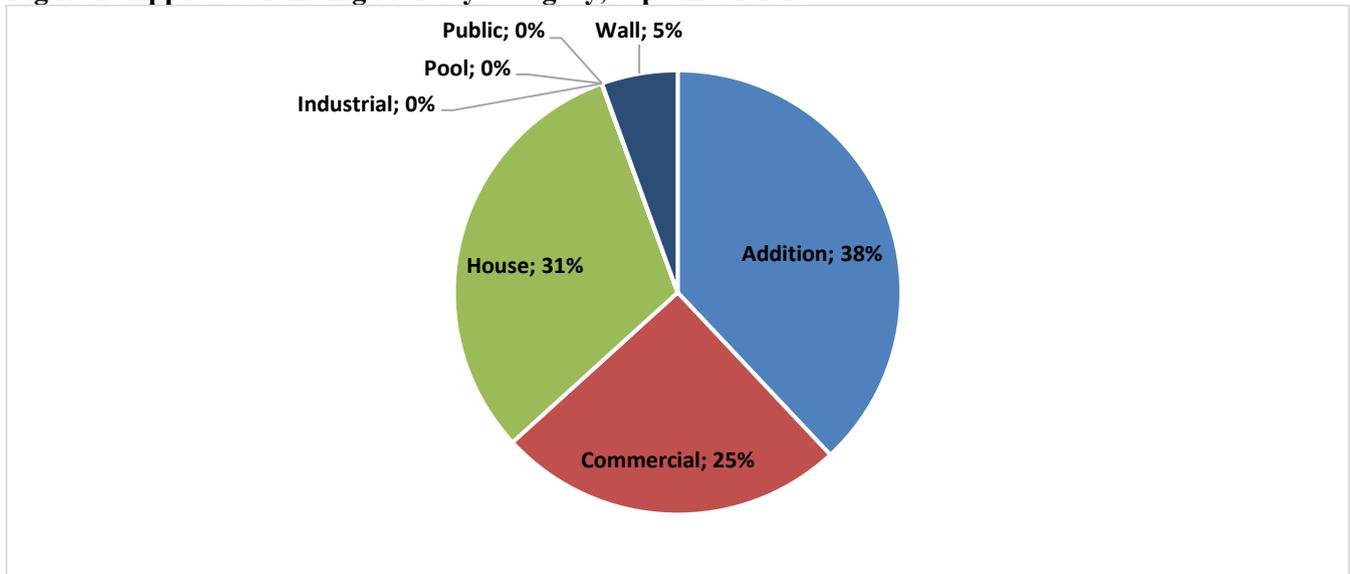
Source: City of Windhoek & HEI Research

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



Source: City of Windhoek & HEI Research

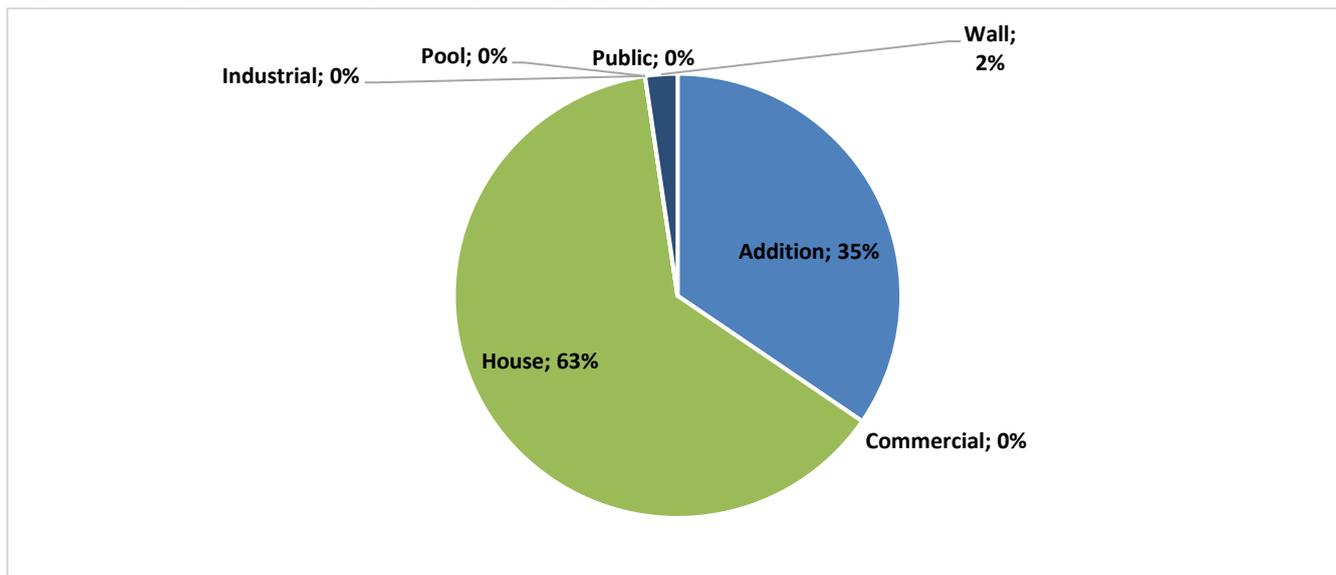
Figure 2: Approved Building Plans by Category, September 2025



Source: City of Windhoek & HEI Research

Building plan approvals were largely driven by additions (38%) and residential houses (31%), reflecting strong demand for property upgrades and new homes. Commercial projects accounted for 25% of approvals, highlighting continued investment in business infrastructure. In value terms, Windhoek recorded the highest approvals for additions at N\$ 25 million, houses at N\$ 33 million, and commercials at N\$ 5 million.

Figure 3: Completed Building Plans by Category, September 2025



Source: City of Windhoek & HEI Research

Houses accounted for the largest share of completed buildings at 63%, followed by additions at 35% and wall constructions at 2%. Windhoek recorded the highest value of completed houses and additions, totaling N\$18.5 million and N\$10.1 million, respectively.

3. Outlook

The increase in building plans approvals in September 2025 signals continued momentum in Windhoek’s construction sector. The predominance of additions and residential houses suggests that property upgrades and housing demand will remain key drivers of construction activity in the near term. The commercial segment also indicates sustained investment in business infrastructure, supporting economic activity and employment.

Completion levels remain modest compared to approvals, reflecting ongoing project pipelines and potential delays in construction. This gap between approvals and completions points to continued opportunities for construction firms, suppliers, and contractors in the coming months as approved projects move into execution phases.

The construction sector is expected to maintain steady growth, driven primarily by residential housing and property improvements, with commercial developments providing additional support. Industrial and public sector projects remain limited, but as the economy strengthens, these segments could see gradual participation. Overall, the outlook suggests a gradually recovering and active construction environment, with sustained investor confidence and continued demand for housing and property expansion in Windhoek.