

Building Plans

December 2025

1. Overview

In December 2025, the City of Windhoek approved a total of 169 building plans valued at approximately N\$123.3 million. This represents a 4% month-on-month decline from the 176 plans approved in November 2025, and a 13% year-on-year increase compared to the 149 approvals recorded in December 2024. Approvals continued to be driven primarily by additions and alterations, which accounted for 116 projects valued at N\$56.1 million. The residential housing segment followed, with 30 new houses approved at a combined value of N\$48.8 million. Commercial developments remained muted, with only 3 projects approved valued at N\$16.4 million. Wall structures accounted for 17 approvals valued at N\$1.7 million, while 3 pool projects worth N\$0.25 million were recorded. No industrial or public sector building plans were approved during the month.

A total of 35 buildings were completed in December 2025, with a combined value of N\$26.6 million. This reflects a 25% year-on-year increase from the 28 completions recorded in December 2024, although it represents a sharp month-on-month decline of 50% from the 70 buildings completed in November 2025, consistent with typical year-end construction slowdowns. Completed projects were largely concentrated in additions and alterations, which accounted for 24 completions valued at N\$9.2 million. This was followed by residential housing, with 8 houses completed at a total value of N\$17.1 million. Wall structures recorded 3 completions valued at N\$0.3 million, while no commercial, industrial, public, or pool projects were completed during the month.

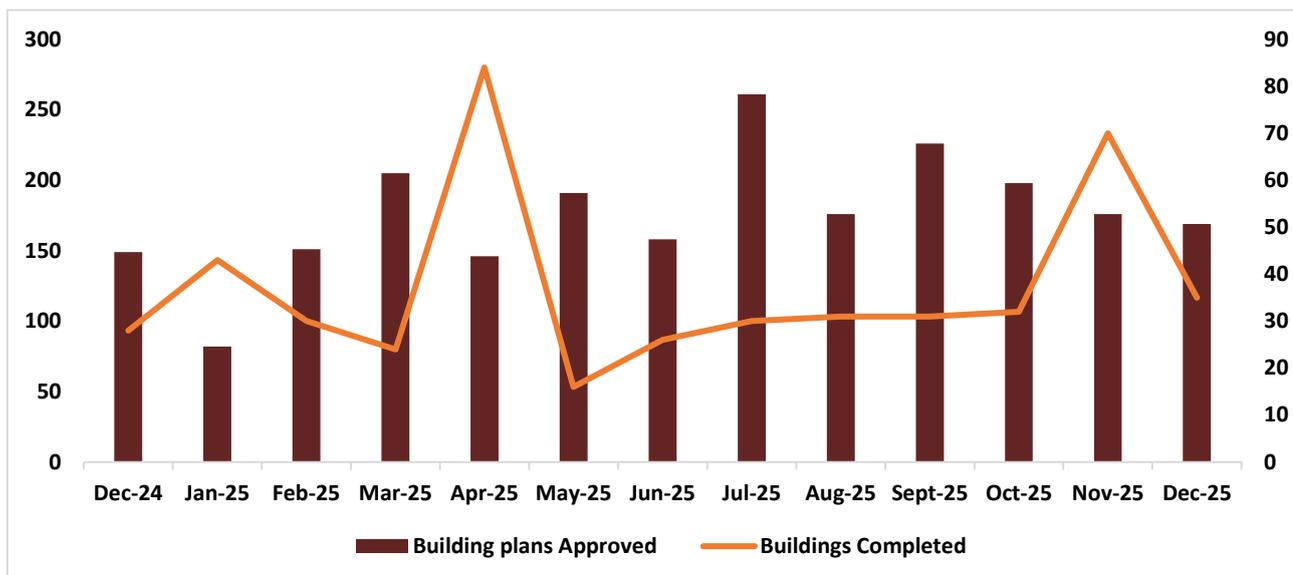
Construction activity in December 2025 reflects seasonal moderation, with approvals and completions easing from November levels. However, the strong year-on-year growth in both approvals and completions suggests that underlying construction activity remains more resilient than in 2024, supported mainly by household-driven investment rather than large-scale commercial or industrial developments. See Table 1 and Figure 1 below

Table 1: Overview of Approved and Completed Plans

Plans Approved	Amount	Value (N\$)	Annual Change (N\$)
Additions, Commercial & Industrial	119	72,480,800	77,444
Flats & Houses	30	48,822,500	(168,251,200)
Pool	3	250,000	220,000
Public	-	-	-
Wall	17	1,725,000	(230,000)
Total	169	123,278,300	(168,183,756)
Plans Completed			
Additions, Commercial & Industrial	24	9,220,285	(23,119,715)
Flats & Houses	8	17,115,000	(3,035,000)
Pool	-	-	-
Public	-	-	-
Wall	3	310,000	(340,000)
Total	35	26,645,285	(26,494,715)

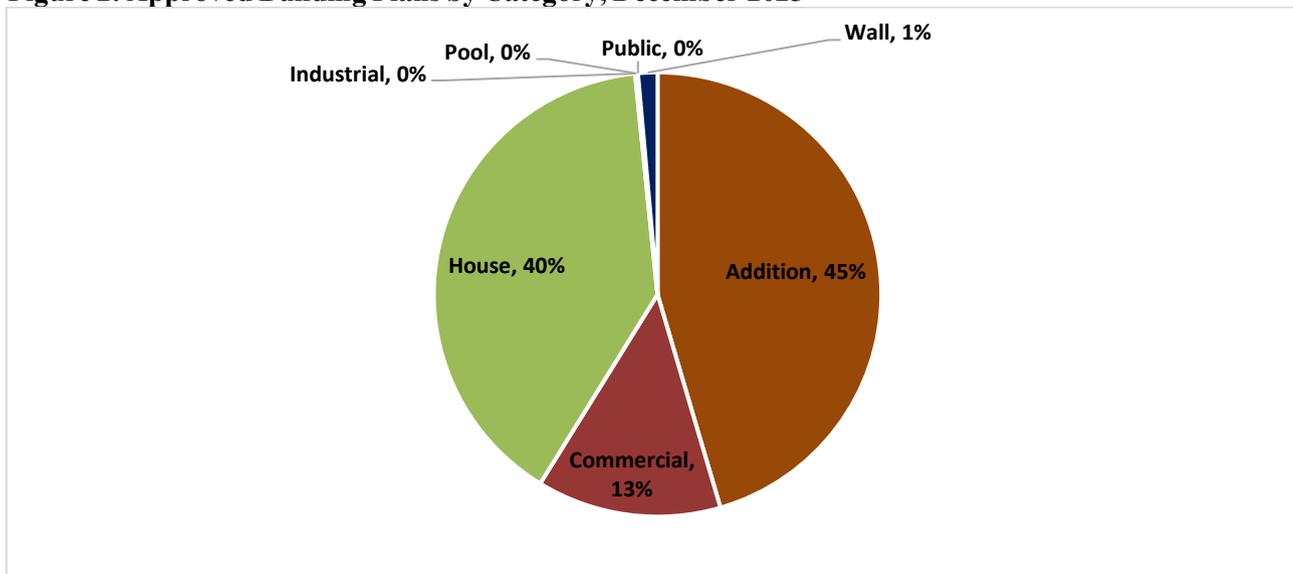
Source: City of Windhoek & HEI Research

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



Source: City of Windhoek & HEI Research

Figure 2: Approved Building Plans by Category, December 2025

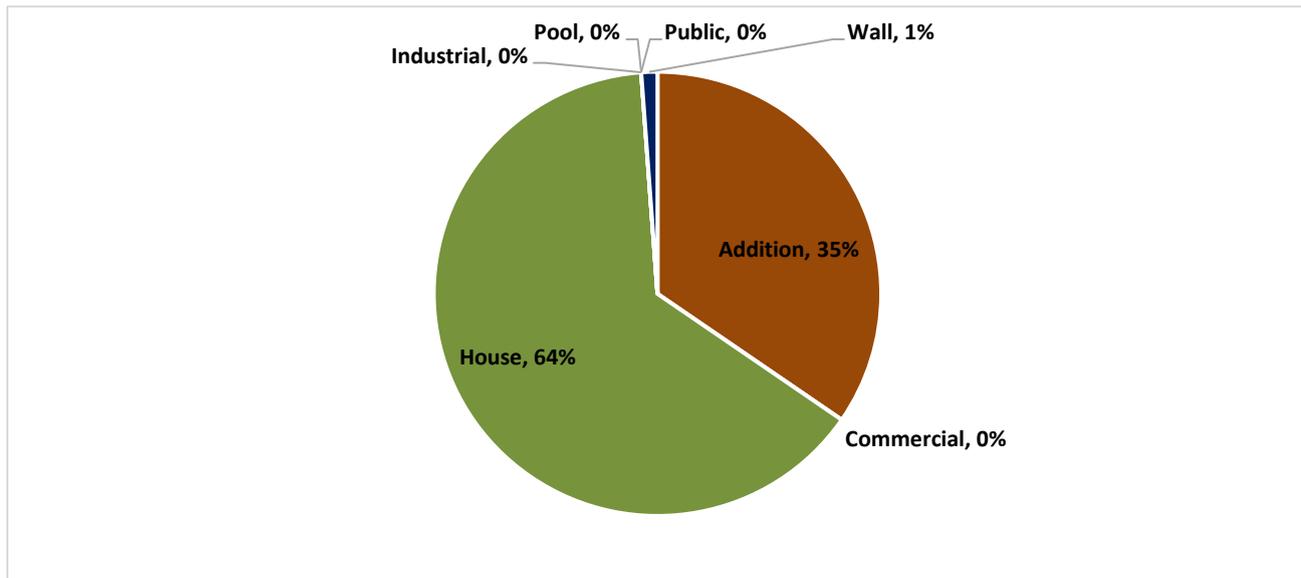


Source: City of Windhoek & HEI Research

Building plan approvals in December 2025 were largely driven by additions and alterations and residential housing, which accounted for 45% and 40% of total approvals, respectively. This composition underscores continued household investment in property improvements alongside sustained demand for new housing development. Commercial projects contributed 13% of total approvals, indicating moderate but subdued investment in business-related developments during the month. Wall structures accounted for a marginal 1%, while no approvals recorded for industrial, public, or pool projects, highlighting the continued absence of large-scale or public-sector construction activity.

In value terms, Windhoek locality remained the leading centre of building plan approvals, recording the highest values across additions, residential housing, and commercial developments at N\$18.3 million, N\$18.8 million, and N\$16.0 million, respectively.

Figure 3: Completed Building Plans by Category, December 2025



Source: City of Windhoek & HEI Research

Completed building projects in December 2025 were predominantly driven by residential housing, which accounted for 64% of total completions, reflecting continued progress in housing delivery despite a seasonal slowdown. Additions and alterations contributed 35%, underscoring ongoing activity in property improvements and extensions. Wall structures represented a marginal 1% of completions, while no commercial, industrial, public, or pool projects were completed during the month.

Auasblick recorded the highest completed residential housing at N\$5.0 million, while Katutura led completed additions with a value of N\$1.6 million.

3. Sentiment and Outlook

The construction sector in December 2025 reflects a seasonal softening in activity, with both building plan approvals and completions moderating from November levels. The month-on-month decline in completed buildings is consistent with the festive-period slowdown, as construction schedules, labour availability, and administrative processes typically ease toward year-end. Activity continues to be predominantly household-driven, with additions and residential housing accounting for the bulk of both approvals and completions. This suggests that demand is being sustained largely by owner-occupiers investing in housing delivery and property upgrades, rather than by large-scale commercial, industrial, or public-sector developments. The continued absence of industrial and public-sector projects highlights a cautious investment climate for larger, capital-intensive construction ventures.

In 2025, a total of 2,139 building plans were approved, slightly higher than the 2,129 approvals recorded in 2024, indicating stable demand for new construction projects year-on-year. Despite this marginal increase in approvals, the number of completed buildings contracted steeply, from 1,102 completions in 2024 to 452 in 2025, representing a 59% decline. This divergence suggests that while demand for construction remained resilient, execution and project delivery lagged significantly in 2025. Contributing factors likely include supply chain disruptions, rising construction costs, labour constraints, and the residual effects of adverse weather events, which may have delayed project completion.

The Monetary Policy Committee (MPC) of the Bank of Namibia decided to maintain the repo rate at 6.50% in its meeting on 3 December 2025. This accommodative stance is expected to ease borrowing costs for households and developers, providing additional support to the sector. As seasonal effects subside and project pipelines normalize, construction activity is anticipated to recover gradually in 2026.