

Building Plans

February 2026

1. Overview

In February 2026, the City of Windhoek approved a total of 163 building plans with a combined value of N\$145.8 million, reflecting a strong recovery from the seasonal slowdown recorded in January. This represents a 49.5% month-on-month increase, up from 109 plans approved in January 2026. On a year-on-year basis, building plan approvals rose by 8.0% compared to 151 plans approved in February 2025, indicating a modest but positive expansion in construction. Approvals during the month were largely driven by additions and alterations, which accounted for 115 approvals valued at N\$54.2 million. Residential housing was the main contributor to approval value, with 28 houses approved at a combined value of N\$65.1 million. Commercial developments remained limited, with 7 projects valued at N\$25.5 million, while wall structures (12 approvals valued at N\$0.94 million) and one pool project valued at N\$0.08 million accounted for the remainder. No industrial or public sector plans were approved during the month.

On the completion side, a total of 21 buildings were completed in February 2026 valued at N\$21.8 million, more than double the 10 completions recorded in January. Completed projects were primarily concentrated in additions and alterations, which accounted for 13 completions valued at N\$6.3 million. This was followed by 5 residential houses completed at a total value of N\$12.4 million. In addition, one commercial building valued at N\$3.0 million and two wall structures worth N\$0.11 million were completed. No industrial, public, or pool projects reached completion during the month.

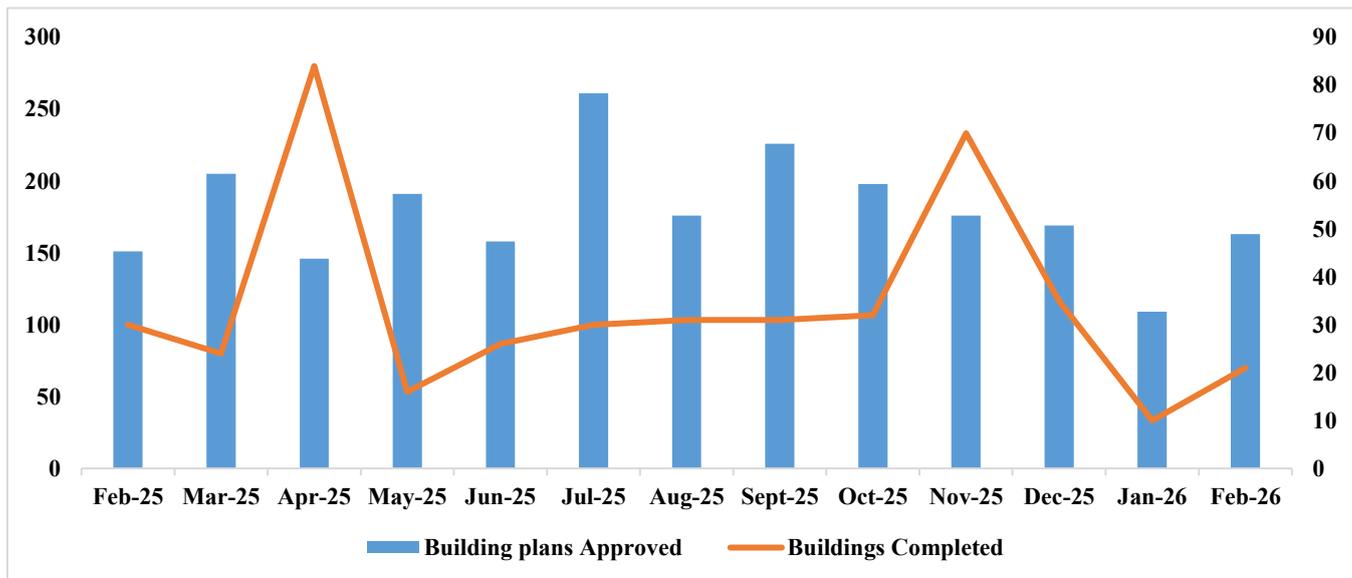
Overall, construction activity in February 2026 reflects upturn in construction approvals with both approvals and completions showing broad-based improvement. The rebound in residential approvals and the sharp rise in completion values point to improving execution of projects in the pipeline. *See Table 1 and Figure 1 below.*

Table 1: Overview of Approved and Completed Plans

Plans Approved	Amount	Value (N\$)	Annual Change (N\$)
Additions, Commercial & Industrial	122	79,705,875	(75,375)
Flats & Houses	28	65,087,122	11,069,772
Pool	1	80,000	(100,000)
Public	-	-	-
Wall	12	935,000	(810,000)
Total	163	145,807,997	10,084,397
Plans Completed			
Additions, Commercial & Industrial	14	9,324,950	1,254,950
Flats & Houses	5	12,400,000	(5,550,000)
Pool	0	-	(250,000)
Public	-	-	-
Wall	2	110,000	(90,000)
Total	21	21,834,950	(4,635,050)

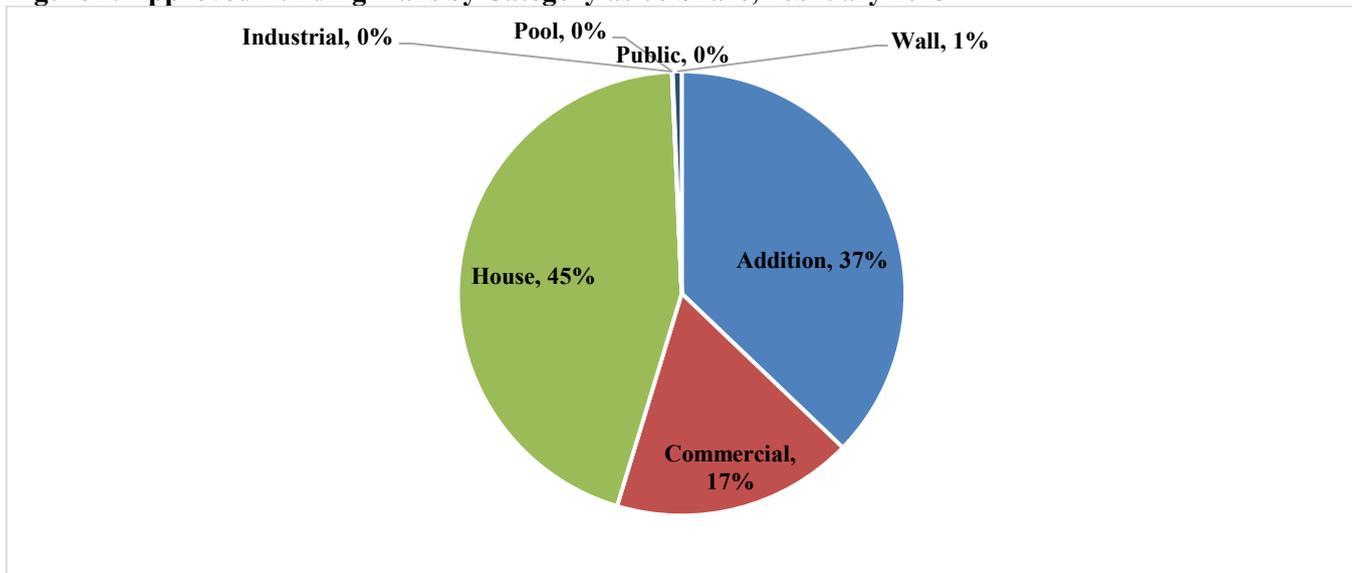
Source: City of Windhoek & HEI Research

Figure 1: Monthly Building Plans Approved Vs. Buildings Completed, Windhoek (February 2025 – February 2026)



Source: City of Windhoek & HEI Research

Figure 2: Approved Building Plans by Category as % Share, February 2025

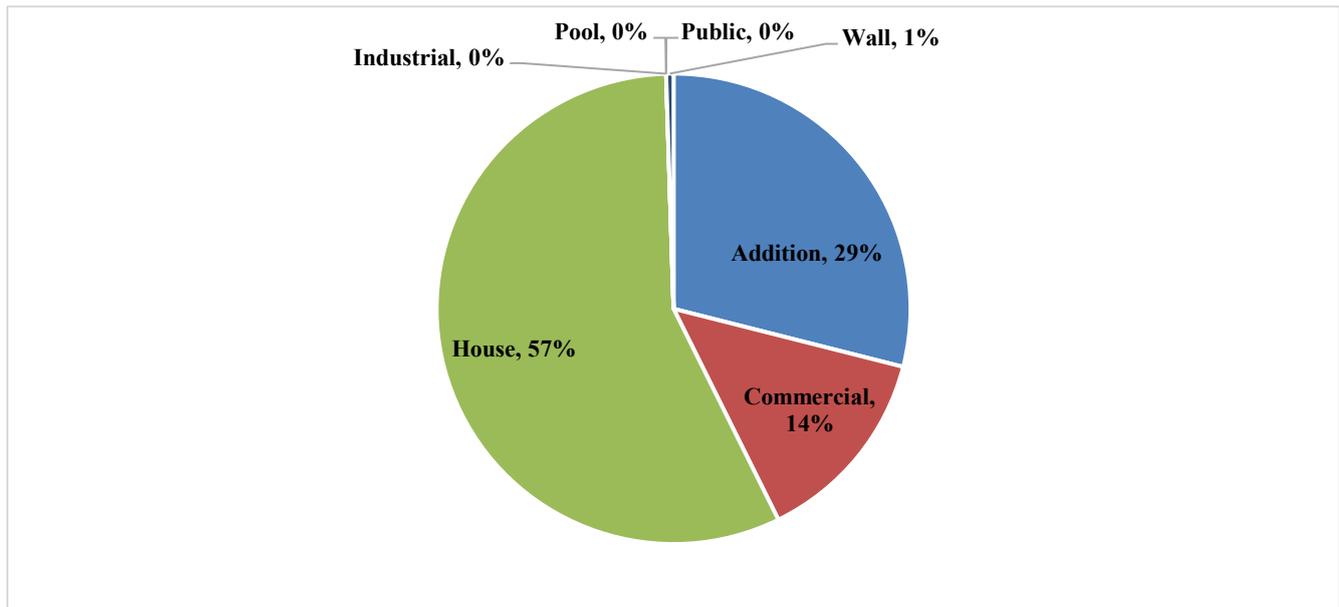


Source: City of Windhoek & HEI Research

Building plan approvals were predominantly driven by residential housing and additions and alterations, which accounted for 45% and 37% of total approvals, respectively. This composition underscores sustained demand for new housing alongside continued household investment in property upgrades and extensions. Commercial developments contributed 17% of total approvals, indicating a modest presence of private sector activity during the period. Wall structures accounted for a marginal 1%, while no approvals were recorded for industrial, public, or pool projects, highlighting the continued absence of large-scale industrial and public-sector construction activity.

In value terms, Kleine Kuppe emerged as the leading centre for approved residential housing plans, valued at approximately N\$18 million. Windhoek dominated additions and alterations as well as commercial approvals, with values amounting to N\$15 million and N\$5 million, respectively, underscoring its role as the primary hub for mixed construction activity.

Figure 3: Completed Building Plans by Category as % Share, February 2025



Source: City of Windhoek & HEI Research

Completed building projects were predominantly driven by residential housing, which accounted for 57% of total completions, indicating that housing delivery constituted the main source of construction output during the period. Additions and alterations contributed 29% of completed projects, reflecting continued, though more moderate, activity in property improvements and upgrades. Commercial buildings represented 14% of completions, pointing to limited but notable private sector delivery. Wall structures accounted for a marginal 1%, while no industrial, public, or pool projects were completed, underscoring the continued absence of large-scale industrial and public-sector construction activity.

Rocky Crest recorded the highest value of completed residential houses, totalling N\$3.5 million, while Klein Windhoek registered completed additions and alterations valued at N\$2.8 million. Khomasdal accounted for the completion of commercial buildings, with a total value of N\$3.0 million.

3. Sentiment and Outlook

Construction activity in February 2026 signals an upturn in sectoral momentum, with both building plan approvals and completions rebounding from the subdued levels recorded in January. The sharp increase in approvals points to renewed construction intent following the seasonal slowdown at the start of the year, while the improvement in completions suggests early signs of normalisation in project execution. The sustained prominence of residential housing in approval values indicates resilient housing demand, supported by ongoing household investment in new dwellings and property upgrades. However, the continued absence of industrial and public-sector projects, alongside only modest commercial activity, suggests that broader fixed investment appetite remains cautious.

Construction activity is expected to gain further traction over the remainder of 2026 as approved projects progressively move into the execution phase and seasonal effects continue to fade, anchored by improving approval trends and stable financial conditions. However, the pace and durability of the recovery will remain contingent on a broader revival in commercial and public-sector investment, as well as the sector's ability to close the gap between approvals and completions and translate rising construction intent into realised output in a timely manner.