

Building Plans

May 2026

1. Overview

In May 2026, the City of Windhoek approved a total of 148 building plans with a combined value of N\$135.1 million. While the number of approved plans declined by 28.5% month-on-month from 207 plans in April 2026, the total value of approvals increased by 20.4%, up from N\$112.2 million, indicating a shift toward higher-value developments. On a year-on-year basis, approvals decreased by 22.5% compared to 191 plans approved in May 2025, while approval value fell by 24.5% from N\$179.0 million, largely reflecting a high base effect in May 2025 driven by a once-off large commercial approval. Approvals during the month were largely driven by additions and alterations, which accounted for 105 approvals valued at N\$51.7 million. Residential housing was the main contributor to approval value, with 28 houses approved at a combined value of N\$71.4 million, underscoring continued strength in housing-related investment. Commercial developments remained limited, with 5 projects approved valued at N\$10.7 million, while wall structures accounted for 10 approvals valued at N\$1.2 million. No industrial, public, or pool building plans were approved during the month.

On the completion side, a total of 21 buildings were completed in May 2026, with a combined value of N\$37.0 million. Although the number of completions declined from 28 buildings in April, the value of completed projects increased significantly, reflecting the completion of higher-value developments. Compared to May 2025, when 16 buildings valued at N\$23.2 million were completed, completions increased by 31.2% in number and by 59.4% in value. Completed projects during the month were predominantly concentrated in residential housing, which accounted for 9 completed houses valued at N\$32.9 million, representing the bulk of realized construction output. This was followed by 12 additions and alterations completed at a total value of N\$4.2 million. No commercial, industrial, public, pool, or wall projects reached completion during the month.

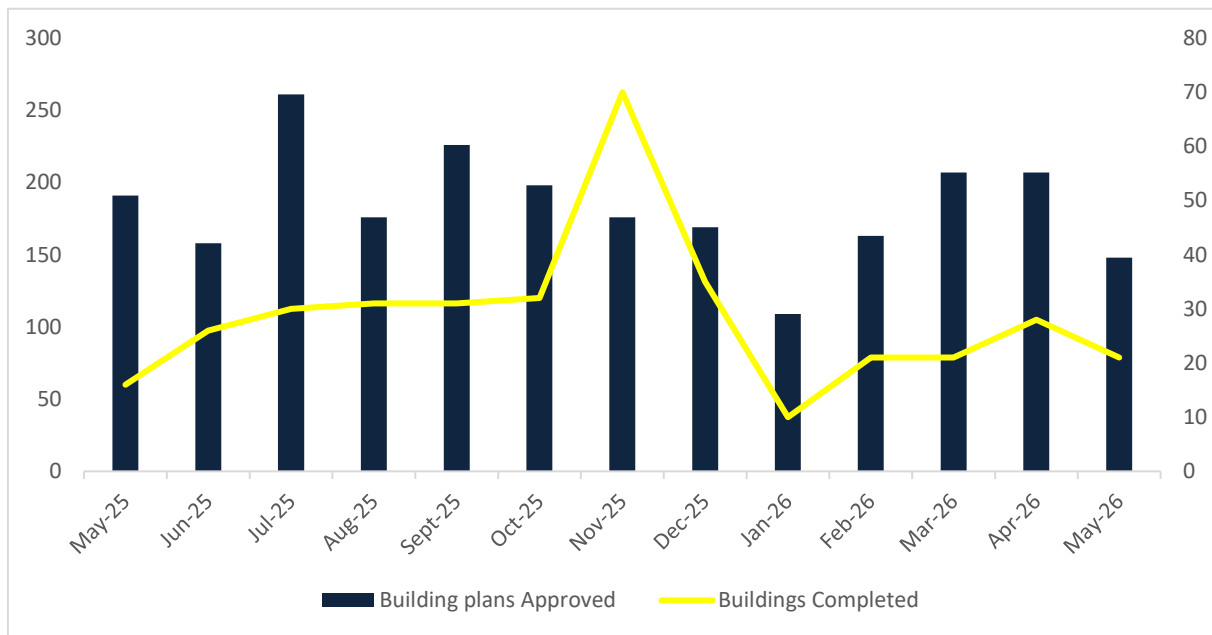
Overall, construction activity in May 2026 reflects a mixed but broadly constructive performance, characterized by a lower volume of approved plans but a stronger pipeline value and a marked improvement in completion values. The continued dominance of residential housing in both approvals and completions highlights resilient housing demand and improving execution of projects within the construction pipeline. While commercial activity remains modest and industrial and public-sector investment absent, the rise in realized output value suggests progress in translating approved plans into completed structures. *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	110	62,451,650	(66,084,450)
Flats & Houses	28	71,426,000	22,368,672
Pool	-	-	(65,000)
Public	-	-	-
Wall	10	1,210,000	(119,500)
Total	148	135,087,650	(43,900,278)
Plans Completed			
Additions, Commercial & Industrial	12	4,150,000	(13,972,900)
Flats & Houses	9	32,860,000	27,760,000
Pool	0	-	-
Public	-	-	-
Wall	0	-	-
Total	21	37,010,000	13,787,100

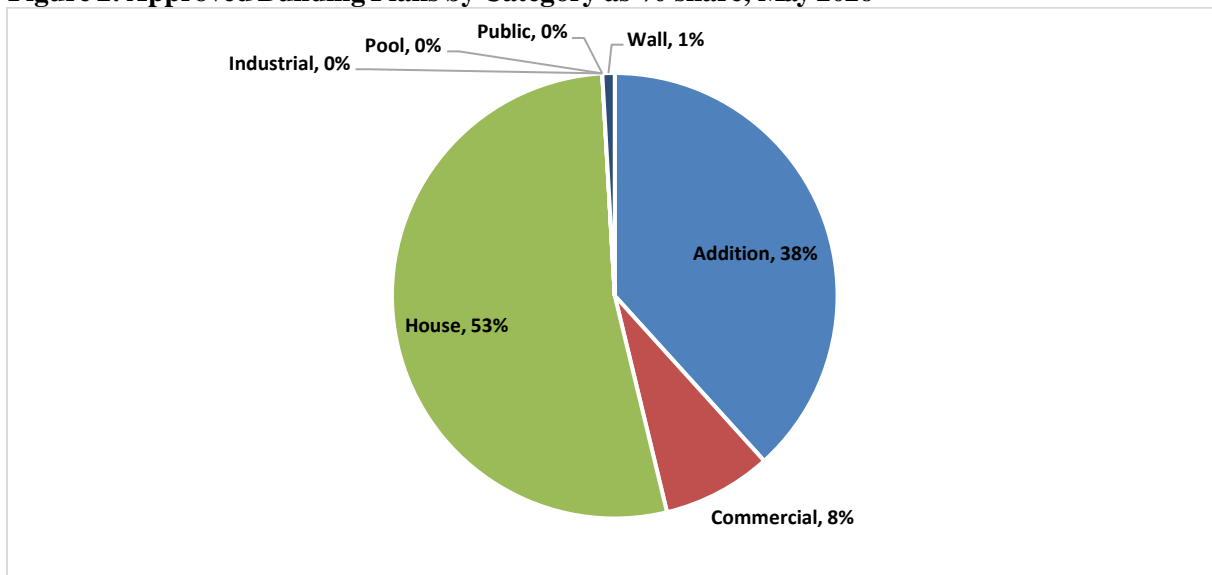
Source: City of Windhoek & HEI Research

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



Source: City of Windhoek & HEI Research

Figure 2: Approved Building Plans by Category as % share, May 2026

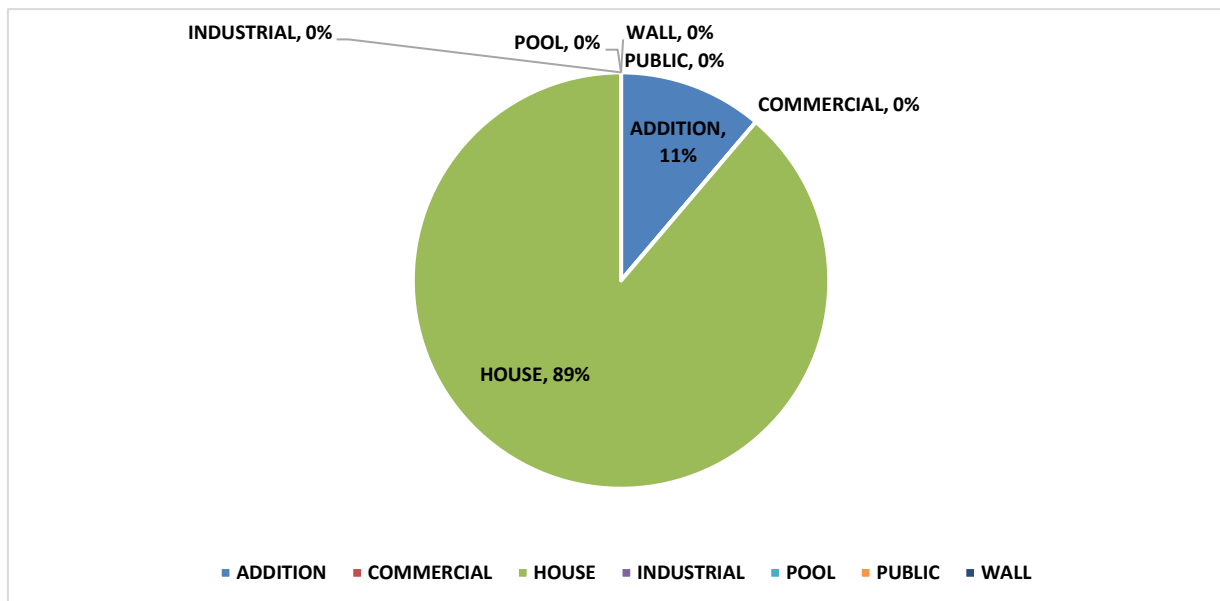


Source: City of Windhoek & HEI Research

Approved building plans in May 2026 were predominantly driven by residential housing, which accounted for 53% of total approvals, followed by additions and alterations at 38%. This composition underscores significant demand for new housing alongside continued household investment in property upgrades and extensions. Commercial developments represented 8% of approvals, while wall structures accounted for a marginal 1%. No approvals were recorded for industrial or public-sector projects, underscoring the continued absence of large-scale, non-residential construction activity.

In value terms, Auasblick emerged as the leading centre for approved residential housing, with approvals valued at approximately N\$21.0 million, signaling continued high-end housing investment. Windhoek dominated approvals for additions and alterations and commercial developments, with values of N\$20.1 million and N\$6.0 million, respectively, reinforcing its role as the city’s primary hub for mixed construction activity. Klein Windhoek also recorded notable residential housing approvals valued at N\$13.7 million.

Figure 3: Completed Building Plans by Category as % share, May 2025



Source: City of Windhoek & HEI Research

Completed building projects in May 2026 were overwhelmingly driven by residential housing, which accounted for 89% of total completion value, indicating that housing delivery constituted the dominant source of construction output during the period. Additions and alterations contributed the remaining 11%, reflecting continued but lower-value activity in property improvements. No commercial, industrial, public, pool, or wall projects were completed, highlighting the narrow base of construction delivery.

Windhoek recorded the highest value of completed residential housing, totalling approximately N\$21.9 million across five houses, alongside completed additions and alterations valued at N\$1.7 million. Kleine Kuppe registered a completed residential house valued at N\$5.1 million, while Academia accounted for two completed houses worth N\$4.9 million. Okuryangava recorded one completed residential house valued at N\$1.0 million. Among additions and alterations, Otjomuise led activity with four completed projects valued at N\$1.0 million.

3. Sentiment and Outlook

Construction activity in May 2026 reflects a sector in transition, characterized by softer approval volumes alongside firmer approval and completion values. The decline in the number of approved plans, both month-on-month and year-on-year, suggests some moderation in construction intent, while the increase in approval value indicates a growing concentration in higher-value residential developments. The improvement in the value of completed buildings points to better execution of projects already in the pipeline, narrowing the gap between approvals and completions.

However, the continued absence of industrial and public-sector projects, coupled with only modest commercial approvals, signals that broader fixed investment appetite remains subdued. Construction activity is therefore expected to remain anchored by residential demand over the remainder of 2026, as approved housing projects progressively move into the execution phase.

The Bank of Namibia's decision to maintain the repo rate at 6.75% is expected to support a stable monetary environment, underpinning mortgage affordability and access to building finance. This stability should help sustain activity in residential housing and property additions, which continue to form the backbone of construction activity in the capital. Nonetheless, a more durable and broad-based recovery in the sector will depend on a revival in commercial and public-sector investment, alongside continued improvement in project execution capacity.