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ANNIVERSARY 10TH HEI
HIGH ECONOMIC INTELLIGENCE 2014 - 2024

Building Plans

June 2026

1.Overview

In June 2026, the City of Windhoek approved a total of 197 building plans with a combined value of N$197.8 million. Approval value rose 46.4% month-on-month, up from N$135.1 million in May 2026, while the number of approved plans increased by 33.1% over the same period, from 148 plans in May. On a year-on-year basis, building plan approvals rose 24.7% compared to 158 plans approved in June 2025, with approval value up 50.7% from N$131.3 million. Approvals during the month were led by additions and alterations, which accounted for 142 approvals valued at N$107.1 million. Residential housing represented the second-largest contributor to approval value, with 30 houses approved at a combined value of N$60.8 million. Commercial developments were comparatively modest, with 7 projects valued at N$25.8 million, while pool and wall approvals (3 valued at N$1.6 million and 15 valued at N$2.4 million respectively) accounted for the remainder. No industrial or public plans were approved during the month.

On the completion side, a total of 25 buildings were completed in June 2026 valued at N$54.6 million, up from 21 completions and N$37.0 million in May. Compared to June 2025, when 26 buildings worth N$27.7 million were completed, completions eased slightly in number (down 3.8%) but nearly doubled in value (up 96.9%), indicating that higher-value projects reached completion during the month. Completed projects were concentrated in residential housing, with 13 houses completed at a total value of N$50.2 million. This was followed by 12 additions and alterations valued at N$4.4 million. No commercial, industrial, public, pool, or wall projects reached completion during the month.

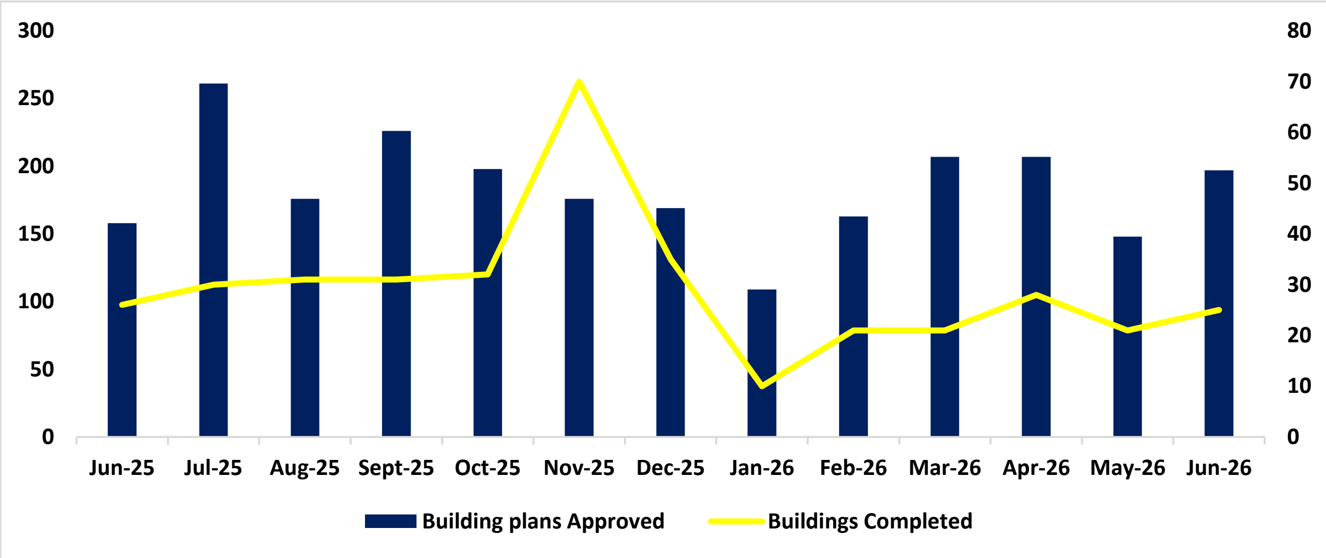
Overall, construction activity in June 2026 presents a broadly positive picture, with both approvals and completions advancing strongly in number and value on both a month-on-month and year-on-year basis. The continued prominence of residential housing and additions in both approval and completion values points to sustained housing demand alongside steady household investment in property upgrades and extensions, together with strengthening momentum in project delivery. *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	149	132,967,524	**59,016,130**
Flats & Houses	30	60,777,100	**7,740,750**
Pool	3	1,595,600	**1,515,600**
Public	-	-	-
Wall	15	2,449,000	**(1,766,000)**
Total	**197**	**197,789,224**	**66,506,480**
Plans Completed			
Additions, Commercial & Industrial	12	4,402,500	**577,500**
Flats & Houses	13	50,200,000	**26,730,000**
Pool	-	-	-
Public	-	-	-
Wall	0	-	**(430,000)**
Total	**25**	**27,725,000.**	**26,877,500**

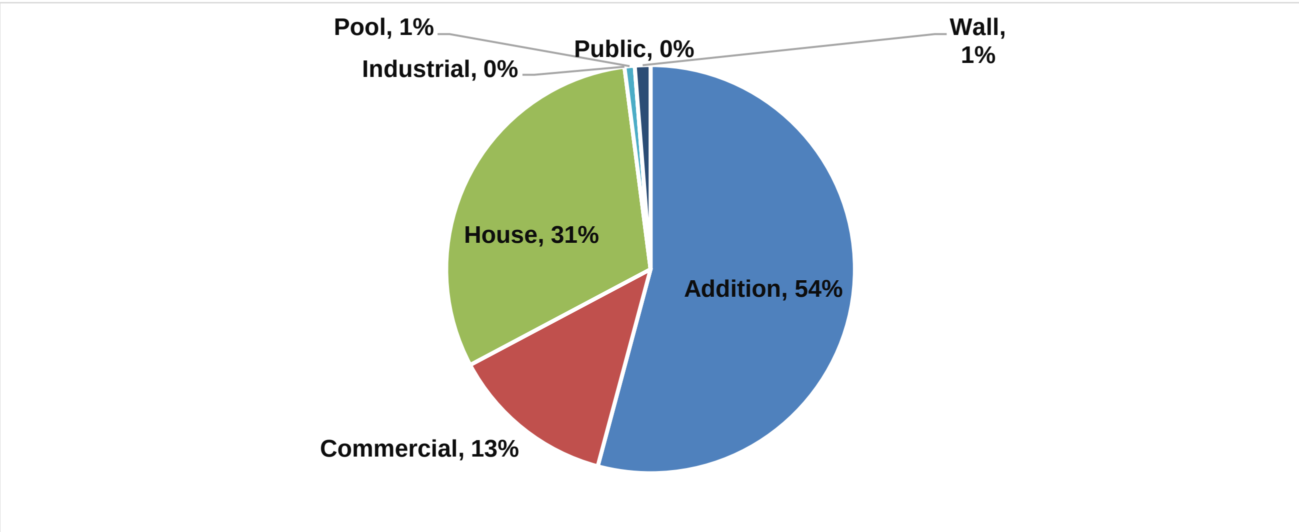
Source: City of Windhoek & HEI Research

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



Source: City of Windhoek & HEI Research

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



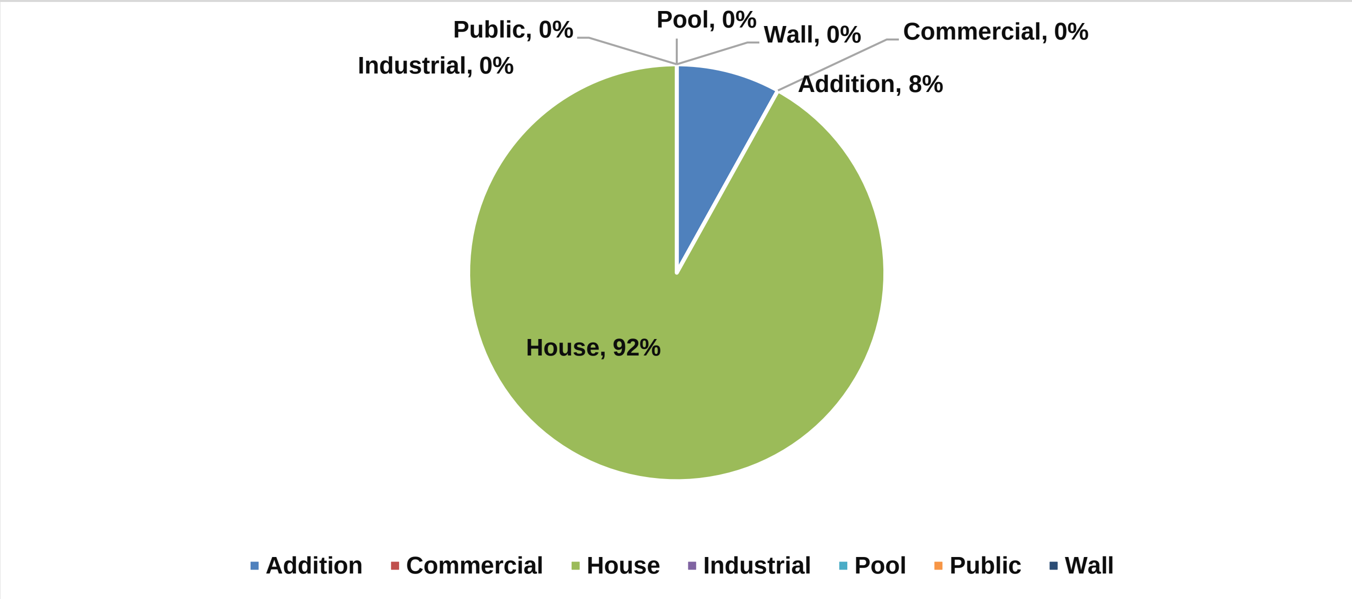
Source: City of Windhoek & HEI Research

Additions and alterations dominated approved building plan value in June 2026, accounting for 54.2% of the total (N$107.1 million). Residential housing was the second-largest category, contributing 30.7% (N$60.8 million), while commercial developments made up 13.1% (N$25.8 million). Wall and pool approvals accounted for the remaining 2.1% combined, at 1.2% (N$2.4 million) and 0.8% (N$1.6 million) respectively. No industrial or public plans were approved during the month, consistent with the pattern seen in prior periods. This composition indicates that private residential investment continues to drive Windhoek's construction market, while business and public-sector investment in new developments remained subdued during the month.

At the suburb level, Windhoek (central) emerged as the clear leader in approved plan value, accounting for approximately N$107.9 million across 59 approvals, driven largely by additions (N$60.7 million, 36 plans) and residential housing (N$41.0 million, 17 houses). Klein Windhoek followed as the second-largest center, with approvals valued at approximately N$25.3 million, led by additions (N$17.3 million) alongside a single large commercial approval (N$8.0 million). Kleine Kuppe and Rocky Crest also registered notable activity, with approved plan values of N$11.2 million and N$10.8 million respectively, both anchored by a mix of additions and housing.

The concentration of approvals within central Windhoek and established residential suburbs suggests that construction activity remains largely driven by infill development and property upgrades rather than expansion into new residential areas.

Figure 3: Completed Building Plans by Category as % share, June 2026



Source: City of Windhoek & HEI Research

Completions in June 2026 were overwhelmingly concentrated in residential housing, which accounted for 91.9% of total completed value (N$50.2 million across 13 houses). Additions and alterations made up the remaining 8.1% (N$4.4 million, 12 completions). No commercial, industrial, public, pool, or wall projects reached completion during the month, underscoring the extent to which completed construction activity was residentially driven in June.

At the suburb level, Windhoek (central) again led completion activity, accounting for approximately N$24.6 million across 8 completed buildings, split between 4 houses (N$22.4 million) and 4 additions (N$2.2 million). Auasblick was the second-largest contributor, with N$11.1 million in completed value from 2 houses, while Rocky Crest recorded N$6.9 million across 1 addition and 2 houses. Together, these three suburbs accounted for the bulk of completed construction value for the month.

The concentration of completed projects within established suburbs indicates that construction activity is translating into actual delivery mainly within existing residential areas, rather than reflecting large-scale new urban expansion.

3. Sentiment and Outlook

The June 2026 building plans data reflects continued strength in Windhoek's construction activity, with approvals recording significant increases in both number and value on a monthly and annual basis. Completed projects also improved compared to the previous month, while completed value nearly doubled year-on-year, supported by the finalization of higher-value residential developments. The continued dominance of additions and residential housing across both approvals and completions indicates that construction activity remains primarily supported by household investment, including new residential development and property improvements, rather than large-scale commercial, industrial, or public-sector projects.

The value of approved plans reached N$197.8 million during the month, exceeding completed project value of N$54.6 million by approximately N$143.2 million. This sizeable gap suggests a healthy pipeline of projects that could sustain construction activity in the coming months as approved developments progress toward implementation. However, the concentration of activity within residential categories also highlights limited momentum in commercial and industrial construction, which may reflect cautious private-sector investment amid elevated financing costs and broader economic uncertainty.

The construction outlook will also be influenced by the evolving monetary policy environment. The Bank of Namibia increased the repo rate by 25 basis points to 6.75% in June 2026, marking the first rate hike in three years, following an acceleration in inflation to 4.1% year-on-year in May from 3.1% in April, and revised its 2026 inflation forecast upward to 4.0%. While the rate increase was aimed primarily at maintaining the currency peg with the South African rand and anchoring inflation expectations, higher borrowing costs could gradually affect financing conditions for property developers and households. Nevertheless, the strong approval pipeline and resilient residential demand suggest that construction activity is likely to remain supported in the near term, particularly if inflation moderates and overall economic conditions remain stable.