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# Building Plans

October 2026

## 1.Overview

In October 2026, a total of 237 building plans were approved, with a combined value of N$187.4 million. Approval value declined by 48.7% month-on-month, from N$365.4 million in September, despite an 8.7% increase in the number of approved plans, from 218. On a year-on-year basis, the number of approvals increased by 19.7% compared to 198 plans approved in October 2025. However, the total value of approvals declined by 61.6%, from N$487.5 million. In terms of the number of approvals, additions and alterations dominated, accounting for 174 plans, followed by residential housing with 40 approvals, wall approvals with 15, commercial developments with 6, and pool approvals with 2. No industrial or public building plans were approved during the month. In terms of value, additions and alterations contributed the largest share at N$85.4 million, followed by residential housing at N$51.3 million and commercial developments at N$48.7 million.

On the completion side, total of 24 building projects was completed, with a combined value of N$23.2 million. The number of completions increased by 14.3% month-on-month, from 21 in September, while their combined value declined by 67.8%, from N$72.0 million. On a year-on-year basis, completions declined by 25.0% from 32 projects in October 2025, while their total value decreased by 32.1%. Additions and alterations accounted for the largest number of completions, with 14 projects, followed by residential housing with 8 and commercial developments with 2.

Overall, construction activity in October 2026 presented a mixed picture, with building plan approvals increasing in number month-on-month, despite a notable decline in their combined value. Completions followed a similar trend, recording an increase in number but a substantial decrease in completed value. On a year-on-year basis, both approvals and completions increased in number but declined in value, suggesting that activity was concentrated in comparatively lower-value projects. Additions and alterations dominated both approval and completion volumes, highlighting continued investment in property improvements, while residential housing remained an important contributor to construction activity.

*See Table 1 and Figure 1 below*

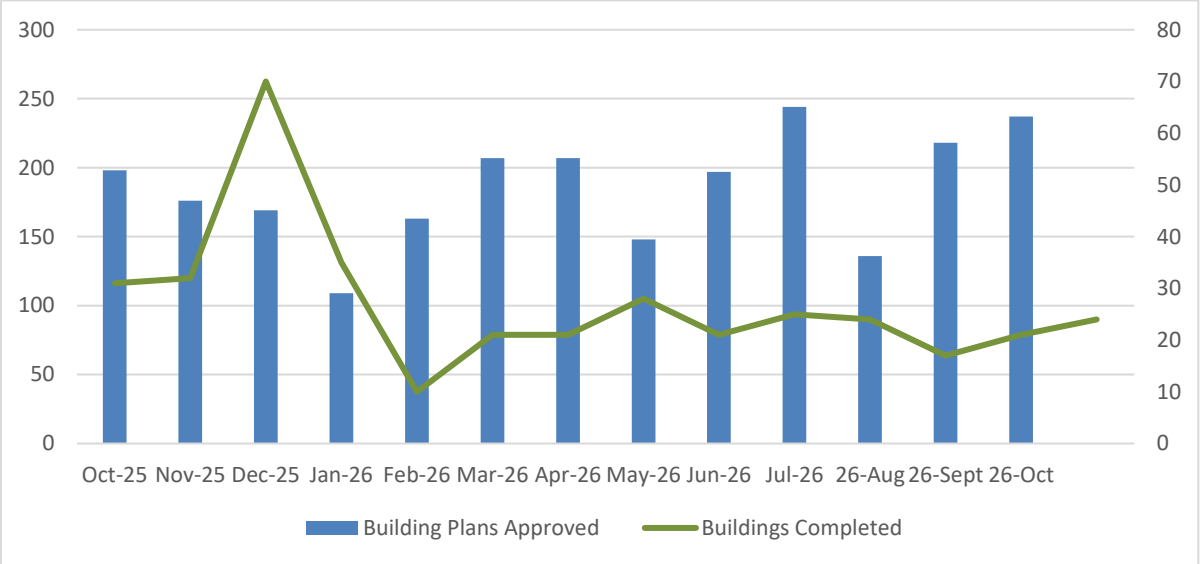
**Table 1: Overview of Approved and Completed Plans**

| Plans Approved | Amount | Value (N$) | Annual Change (N$) |
|---|---|---|---|
| Additions, Commercial & Industrial | 180 | 134 117 760 | (310 310 477) |
| Flats & Houses | 40 | 51 343 550 | 9 314 878 |
| Pool | 2 | 180 000 | 180 000 |
| Public | 0 | 0 | 0 |
| Wall | 15 | 1 742 000 | 685 000 |
| **Total** | **237** | **187 383 310** | **(300 130 599)** |

| | | | |
|---|---|---|---|
| **Plans Completed** | **Amount** | **Value (N$)** | **Annual Change (N$)** |
| Additions, Commercial & Industrial | 16 | 11 350 580 | (8 998 420) |
| Flats & Houses | 8 | 11 850 000 | (1 992 725) |
| Pool | 0 | 0 | 0 |
| Public | 0 | 0 | 0 |
| Wall | 0 | 0 | 0 |
| **Total** | **24** | **23 200 580** | **(10 991 145)** |

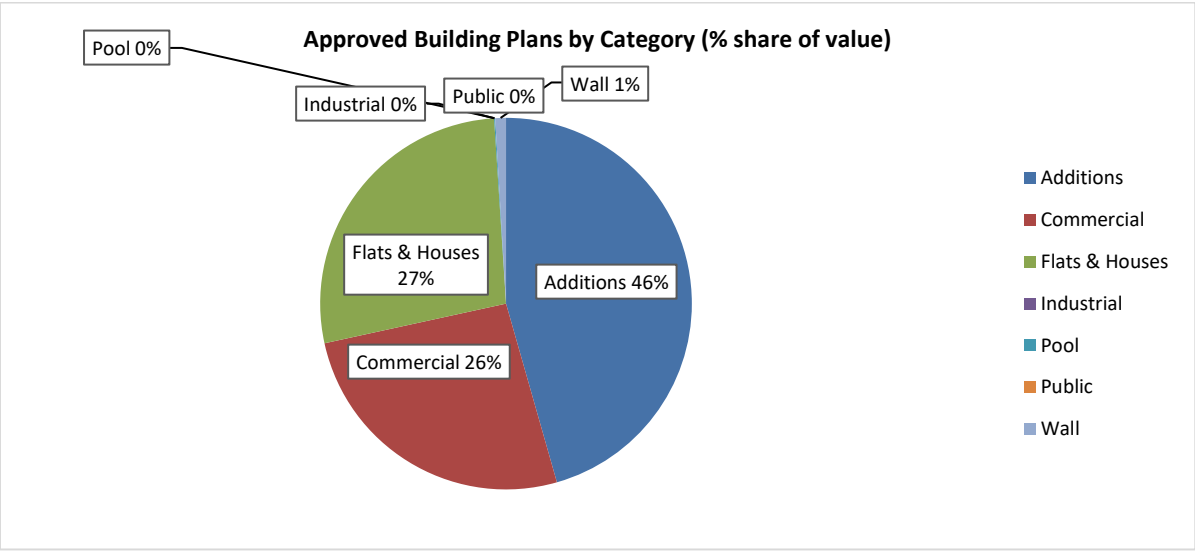
**Source: City of Windhoek & HEI Research**

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




**Source: City of Windhoek & HEI Research**

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

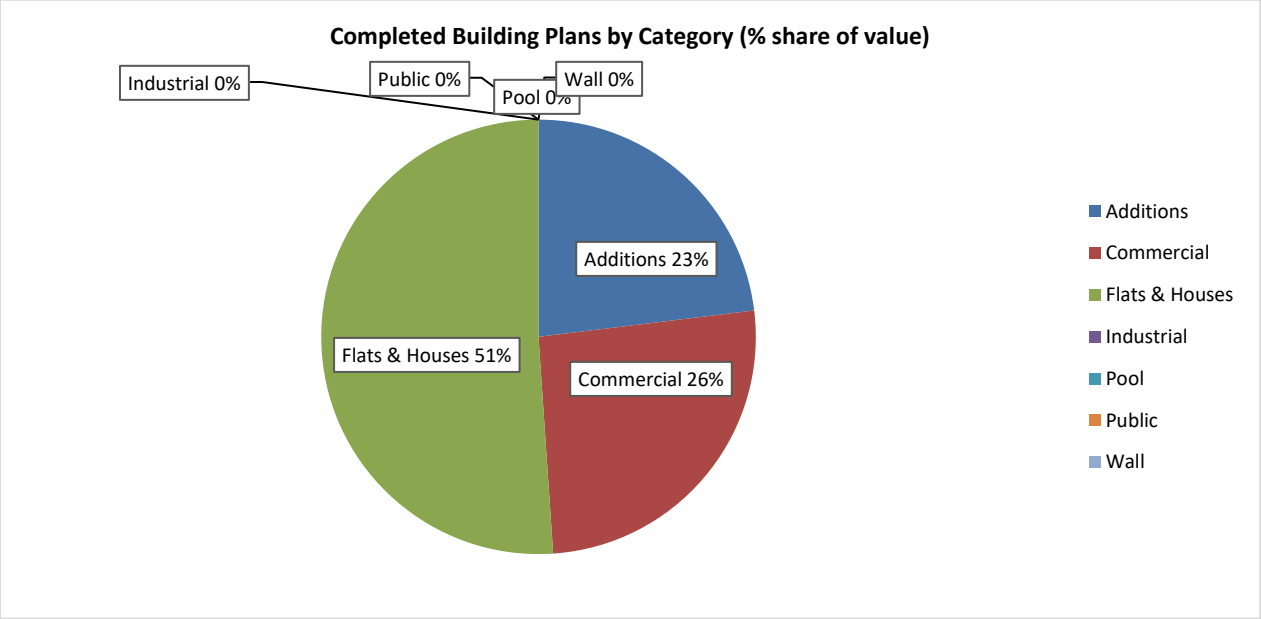



**Source: City of Windhoek & HEI Research**

In terms of the distribution of approvals by construction type, additions and alterations dominated, accounting for 73.4% of all approved plans, followed by residential housing at 16.9% and wall approvals at 6.3%. Commercial developments and pool approvals contributed 2.5% and 0.8%, respectively. In terms of approved value, additions and alterations also accounted for the largest share at 45.6%, followed by residential housing at 27.4% and commercial developments at 26.0%. This highlights the continued dominance of property improvements in approval volumes, while residential and commercial developments made substantial contributions to the overall value of approved plans.

At the suburb level, Windhoek emerged as the leading area in approved building plan value in October 2026, recording approximately N$70.0 million across 55 approvals. Activity was primarily driven by additions and alterations, valued at approximately N$20.0 million. Khomasdal ranked second, with approved plans valued at approximately N$25.0 million across 27 approvals. This was largely supported by 20 additions valued at N$6.0 million, alongside a significant commercial development valued at N$16.0 million. Academia and Klein Windhoek also recorded notable approval activity, with 9 and 15 approvals, respectively.

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




**Source: City of Windhoek & HEI Research**

Additions accounted for the largest share of completed projects, representing 58.3% of total completions, followed by residential housing at 33.3% and commercial developments at 8.3%. However, residential housing contributed the largest share of completed value at 51.1%, followed by commercial developments at 25.9% and additions and alterations at 23.1%. This indicates that while additions and alterations dominated completion volumes, residential projects accounted for the greatest proportion of total completed value.

Windhoek led completion activity in October 2026, recording N$7.5 million across 4 completed buildings. Activity was driven primarily by residential housing, which accounted for N$6.5 million across 3 projects, alongside one addition valued at N$1.0 million. Goreangab ranked second, with a completed value of N$4.04 million across 2 projects, comprising a commercial development valued at N$4.0 million and one addition worth N$40,000. Wanahenda followed with N$3.32 million across 3 completed buildings, including a commercial development valued at N$2.0 million, one house valued at N$1.2 million and an addition worth N$120,000. Rocky Crest also recorded notable activity, with one completed residential property valued at N$2.5 million.

## 3. Sentiment and Outlook

Overall, construction activity in October 2026 presented a mixed picture. Building plan approvals increased by 8.7% month-on-month in number, while their combined value declined by 48.7%. Similarly, building completions increased by 14.3% in number but recorded a 67.8% decline in value. This suggests that, although more construction

projects were approved and completed during the month, activity was concentrated in comparatively lower-value developments. On a year-on-year basis, approvals increased in number but declined in value, while both the number and value of completed projects decreased. Additions and alterations continued to dominate activity, accounting for the largest share of both approvals and completions by number, while residential housing made the largest contribution to completed value.

Looking ahead, construction activity is likely to remain influenced by household and business demand, construction costs and prevailing financing conditions. The increase in approval volumes provides some indication of continued interest in construction and property improvements; however, the decline in the overall value of approvals and completions points to a more cautious pace of investment. Sustained growth will depend on the implementation of approved projects, affordability and developers' willingness to undertake larger-scale developments.