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THE
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News Worth Knowing

Cargo volumes at Namport fall 25% amid global trade headwinds

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MAIN STORY

Cargo volumes at Namport fall 25% amid global trade headwinds

The Namibia Ports Authority's (Namport) total cargo throughput across the ports of Walvis Bay and Lüderitz fell sharply during the 2025/26 financial year, declining by 25% to 6.36 million tonnes from 8.43 million tonnes the previous year.

In an interview with The Brief, Namport Manager for Marketing and Stakeholder Engagement Cliff Shikuambi said the decline reflects both cyclical pressures in global shipping and structural shifts in regional trade patterns.

"While throughput fell by 25%, the ports remain resilient, and we are actively engaging with stakeholders to diversify cargo segments and strengthen Namibia's role as a logistics hub," he said.

Walvis Bay handled 5.24 million tonnes of cargo during the year, while Lüderitz processed 1.14 million tonnes, highlighting the scale of the contraction in Namibia's maritime trade.

Shikuambi said the decline was not unique to Namibia, noting that vessel calls also decreased at both ports, resulting in lower average cargo volumes per vessel.

"We are seeing smaller parcel sizes per vessel, which is consistent with broader market fragmentation. Our focus is on leveraging Walvis Bay's container terminal and Lüderitz's bulk handling capacity to stabilise volumes going forward," he said.

Crucial Dates

- **Bank of Namibia Monetary Policy announcement dates:**
  * 12 August 2026
  * 29 October 2026
  * 10 December 2026
- **Namibia Corporate Social Investment (CSI) Mukopano**
  11 August 2026 at the Hilton Windhoek.
- **Namibia Oil and Gas Conference**
  18–21 August 2026 in Windhoek

> Despite the decline in cargo throughput, Namport reported improvements in some operational areas.

Despite the decline in cargo throughput, Namport reported improvements in some operational areas. Syncrolift bay occupancy increased to 65% from 41% in the previous financial year, indicating stronger demand for ship repair services, although jetty occupancy declined.

Passenger vessel calls remained stable, increasing marginally to 60 during the 2025/26 financial year from 59 in the previous year.

Shikuambi said Namport's strategy is to adapt to changing cargo flows while strengthening Namibia's position as a competitive maritime gateway for Southern Africa. He added that continued engagement with shipping lines, cargo owners and logistics stakeholders will be critical to restoring cargo growth in the coming financial year.

Windhoek invests N$203m to expand electricity access and street lighting

The City of Windhoek has invested more than N$203 million in expanding electricity access and upgrading public lighting since 2018, with a further 1,300 households set to be connected to the electricity grid under the latest phase of its informal settlement electrification programme.

Windhoek Mayor Sakarias Uunona said the city's Informal Settlement Electrification Programme has connected 8,045 households in previously underserved communities over the past eight years through a cumulative investment of N$157.5 million, largely financed through grants from the Namibian government.

"Since the inception of the City's Informal Settlement Electrification Programme in 2018, the City of Windhoek has successfully electrified 8,045 households to date within the informal and previously underserved communities. This achievement represents a cumulative investment of approximately N$157.5 million," Uunona said.

The latest phase of the programme will see 12 electrification projects implemented across Okuryangava, Goreangab, Otjomuise, Mix Settlement and Morning Star after the city appointed 12 electrical contractors in April.

Valued at N$33.5 million, the projects are expected to provide electricity to an additional 1,300 households over the next seven months.

According to Uunona, construction is already underway at most sites, with excavation, pole installation, conductor stringing and ready-board installations progressing, while the first household connections have already been completed at Mix Settlement.

Beyond household electrification, the city has invested N$13.85 million since 2018 to install 37 high-mast lights in informal settlements, transport corridors, public spaces and other high pedestrian traffic areas to improve safety and security.

The municipality has also launched a N$12 million Streetlight Survey Project, which will inspect and digitally map more than 17,000 municipal streetlight poles over the next 28 months.

Uunona said the project goes beyond creating an inventory of streetlight infrastructure, with repairs to faulty lights and damaged poles taking place as defects are identified.

"Importantly, this project is not merely an asset verification exercise. As survey teams move through the city identifying faulty streetlights, damaged poles and defective infrastructure, repair and maintenance activities will be undertaken simultaneously," he said.

The mayor said the streetlight survey has already created 34 fixed-term jobs, including the recruitment of 30 employees to support implementation.

He said the combined investments demonstrate the municipality's commitment to improving electricity access, strengthening public safety and expanding basic services to underserved communities.

"Taken together, these investments reflect an unprecedented commitment to improving access to electricity and public lighting in Windhoek," Uunona said.

July was the month Namibia became more expensive

If there was one defining feature of July, it was this: almost everything became more expensive.

Within weeks, Namibians were confronted with a wave of price increases that touched nearly every aspect of daily life.

The City of Windhoek approved an average 4% increase in municipal tariffs covering water, sewerage, refuse removal, waste management, rates and taxes.

The Roads Authority announced a 10% increase in vehicle licence fees and a 20% increase in abnormal load and road carrier permit charges.

Government then confirmed a N$2.00 per litre fuel price increase, effective from 5 August, pushing petrol to N$24.48 per litre and diesel above N$26.00 per litre at Walvis Bay.

Then came another blow.

From 1 August, Windhoek residents began receiving fewer electricity units for the same amount of money after the Electricity Control Board approved a 3.7% increase in NamPower's bulk electricity tariff.

A household spending N$100 on prepaid electricity will now receive about 37.6 units, down from around 39 units previously.

While the regulator argued that the increase is below the current inflation rate of 4.4% and is therefore unlikely to fuel broader inflation, that offers little comfort to households already battling to make every dollar count.

Individually, each increase can be justified. Municipalities point to ageing infrastructure and rising operating costs. The Roads Authority needs funding to maintain the national road network.

Government cites higher international oil prices and the reinstatement of fuel levies. NamPower requires sufficient revenue to sustain electricity supply.

The justification is not the issue.

The problem is that all these increases land on the same Namibian household.

That reality became even more stark after the Namibia Statistics Agency revealed that more than half of Namibia's working population earns N$2,000 or less per month.

The agency also found that 71% of workers are paid only once a month, meaning a single salary must stretch across rent, food, transport, utilities, school costs and every unexpected expense.

For someone earning N$2,000 a month, July's announcements were not policy decisions. They were deductions from an already overstretched budget.

The fuel increase will raise transport costs, which in turn push up food prices and the cost of doing business. Higher municipal tariffs will eventually filter through to higher rentals and service charges. Electricity now buys less than it did a month ago.

Increased road charges add further pressure to logistics costs, which ultimately find their way onto supermarket shelves.

No increase exists in isolation.

Every adjustment triggers another.

Yet wages remain largely unchanged.

This exposes a fundamental weakness in Namibia's economic policymaking. Every institution assesses its own financial sustainability, but few appear to assess the combined impact of these decisions on the people expected to pay for them.

The Roads Authority needs revenue. Municipalities must maintain infrastructure. NamPower has to recover its costs. Government cannot ignore global oil markets.

All of that is true.

But it is equally true that an economy cannot remain healthy if the cost of living consistently rises faster than household incomes.

The NSA's income data should force a rethink. Before another tariff, levy or fee is approved, policymakers should ask a simple question: What is the cumulative impact on the average Namibian worker?

July should not be remembered simply as the month of price increases.

It should be remembered as the month that exposed the widening gap between what Namibians earn and what it now costs to live.

Until that gap is addressed, every new increase, however justified, will make it harder for working Namibians to stay afloat.

** Briefly is a weekly column that is opinionated and analytical. It sifts through the noise to make sense of the numbers, trends and headlines shaping business and the economy with insight, wit and just enough scepticism to keep things interesting. THE VIEWS EXPRESSED ARE NOT OUR OWN, we simply relay them as part of the conversation.*

Namibia's top livestock producers honoured for driving premium beef industry

Namibia's leading livestock producers have been recognised by the Meat Corporation of Namibia (Meatco) for supplying the high-quality cattle that underpin the country's premium beef industry and export competitiveness.

At the 2025 Producer of the Year Awards held in Windhoek, Meatco honoured 10 producers across commercial, emerging commercial and communal farming categories for consistently delivering livestock that meets the company's stringent procurement standards.

The awards recognise producers whose cattle meet requirements for conformation, fat grade and age, while acknowledging farmers who continue producing premium-quality beef despite Namibia's challenging semi-arid climate.

Johannes Esterhuizen was named Commercial Producer of the Year and received the top prize of N$30,000, while Jacobus de Klerk was runner-up with N$12,000.

Hallie Investment No. 573 CC, represented by Salomo Hei, won the Emerging Commercial Producer of the Year award.

Communal producer awards went to Robert Hauwanga (NCA Rundu), Mutesi Albert Ngangami (NCA Katima Mulilo) and Liyemo Mbangweta (South of the Veterinary Cordon Fence), with each receiving N$18,000.

Speaking at the awards ceremony, Meatco Interim Chief Executive Officer Albertus Aochamub said the country's beef industry depends on producers who consistently deliver livestock capable of meeting the expectations of premium international markets.

"Our livestock producers are the backbone of Namibia's beef industry and the foundation of Meatco's success. Their commitment to quality, consistency and sustainable production enables Namibia to maintain its reputation as a trusted supplier of premium beef to the world," he said.

FeedMaster Namibia sponsored the Commercial Producer of the Year category with N$42,000, while the Livestock and Livestock Products Board of Namibia, Bank Windhoek and Meatco each contributed N$30,000 towards the remaining categories.

Meatco said the awards highlight the importance of rewarding production excellence as Namibia seeks to strengthen its premium beef value chain, improve export competitiveness and ensure the long-term sustainability of the livestock sector.

The housing and rental crisis in Windhoek

By Abraham Eita

Let's talk about the housing and rent market, the question is no longer about whether one prefers to rent or buy.

It has become a deeper economic question: who is the housing market really designed to serve? In Windhoek, urban land is scarce, serviced plots are limited, and property prices continue to rise faster than incomes, home ownership is drifting further away from ordinary resident.

A house in upper-income suburbs such as Auasblick and Klein Windhoek can cost around N$4 million.

To qualify for a mortgage of that size, an individual would need a level of monthly income that is far beyond the reach of most Namibians.

The affordability gap is severe when compared to the recent income data. The 2025 Namibia Financial Inclusion Survey reported that 54.1% of adults earn N$2,000 or less per month, while only 8.1% earn more than N$11,000 per month.

The implications are clear, home ownership is increasingly becoming a market for the rich and those with substantial wealth.

Windhoek's housing problem is not only a demand issue, but also a supply-side constraint. The shortage of serviced land, the slow pace of land delivery, high construction costs and limited affordable housing development have combined to push prices upward.

Recent housing market reports placed Namibia's average house price at about N$1.46 million during the first quarter of 2026. In the central region, Windhoek has the most expensive housing market at around N$1.82 million to N$1.83 million.

> "To qualify for a mortgage of that size, an individual would need a level of monthly income that is far beyond the reach of most Namibians.

These figures confirm what most residence already feel, income growth is not keeping pace with the cost of shelter.

The affordability challenges have become even more serious when viewed against the broader economy.

Namibia's economy may be expected to recover gradually, but household purchasing power remains under pressure. If population growth continues to outpace the delivery of affordable housing, the backlog will deepen, and more households will be pushed into rental dependency or informal settlements.

At independence, it was estimated that Namibia inherited a modern housing stock of about 50,000 units. By March 2025, estimates placed the stock at roughly 273,000 units. The government made a commitment to deliver 50,000 houses over five years, equivalent to about 10,000 houses per year.

However, when measured against urbanisation, population growth and the existing housing backlog, the scale of intervention still falls short of the demand for houses.

The rental market

For most ordinary residents unable to buy, renting is supposed to provide flexibility and temporary relief, yet in Windhoek, the rental market has become very expensive.

One-bedroom flats are being advertised at N$12,000 to N$15,000 per month, excluding utilities. Nowadays, the monthly rent for a small flat is comparable to what one might pay on a mortgage for a larger unit elsewhere.

The rise of Airbnb accommodations has also changed incentives in the market, these daily rentals are more profitable than long-term leases, some property owners now prefer short-stay tenants over residents seeking stable housing. This has reduced the supply of long-term rental units and place further pressure on tenants.

Voices from Windhoek tenants, students and landlords

Behind the statistics are real households making difficult choices every month.

Mr. Makando, a tenant in Otjomuise, said: "Windhoek is becoming expensive. I live in a two-bedroom flat, and I am the only breadwinner. My rent is close to N$8,000, excluding utilities. Electricity and water costs are also high. It is really tough man."

Ms. Nelago, Kleine Kuppe, said she was asked to vacate a backyard flat after three years. "I went to view a one-bedroom flat that was being leased for N$12,000, excluding utilities. That price for a one-bedroom is daylight robbery, but as tenants we are often left with no choice," she said.

Mr. Amupadhi, a homeowner and landlord, argued that rising municipal bills are also affecting property owners. "A house is an investment, but with the increase in municipal costs, homeowners are left with no choice but to adjust rent in line with the market. The burden cannot be carried by the landlord alone," he said.

Ms. Silas, a student living in Academia, described a different form of pressure: overcrowding. "We are two students sharing a single room, and each of us pays N$ 3000. We share everything and there is no privacy," she said.

Ms. Endjala, said she was told to vacate because the landlord wanted to renovate, only to see the same flat advertised shortly afterwards at double the price. "I still had a year left on my lease. Without stronger tenant protection, many of us remain vulnerable because lease agreements often favour landlords," she said.

The experiences above point to a market under stress. Tenants are spending more of their income on rent, students are accepting overcrowded living arrangements, and landlords are passing rising municipal and mortgage costs to tenants. Meanwhile, those who want to buy, face house prices that require incomes far above the national average.

Windhoek's housing market reflects a structural imbalance, demand for urban housing is strong, but the supply of serviced land and affordable units is too slow to respond.

When supply is inelastic, prices rise. When incomes are low and credit access is limited, the market becomes exclusionary. The result is not merely a property market issue; it has now become a social and developmental challenge.

Solving Windhoek's housing crisis requires faster land servicing, transparent land allocation, affordable housing finance, incentives for mixed-income developments, and stronger tenant protection.

A balanced approach protecting tenants from abnormal rent increases and unfair evictions while recognising that landlords also face rising municipal and maintenance costs. Ultimately, shelter is not only an asset class; it is a foundation for dignity, and inclusive economic development.

If Windhoek is to remain a city for all, housing policies must shift from serving the few who can afford the market to enabling many more households to participate. The closing question is therefore unavoidable: will a Rent Control Board ever materialise in this country?

*** You may engage me further by email: abrahamheita100@gmail.com**

Banks urged to rethink lending to Namibia's creative sector

Traditional financing models are failing Namibia's creative industry because they do not reflect how creative businesses generate income, according to the Namibia Investment and Finance Academy (NIFA), which says closer collaboration between financiers and the sector is needed to unlock investment.

NIFA Chief Executive Officer and Founder Arinze Okafor said the academy is working to better understand the creative economy's business models so banks and other financiers can develop funding products tailored to the sector.

He said while government has identified the creative industry as a priority sector, financial institutions cannot design effective lending products without a clearer understanding of how creative businesses operate.

"Government has put forward that the creative industry is going to be an area of focus. You need to help us understand you better. We need that learning to design better products so that we stop speaking like politicians and start delivering solutions," Okafor said.

He noted that access to finance remains one of the biggest barriers to growth for creative entrepreneurs, but said the industry also has a responsibility to improve its financial management, professionalism and investment readiness.

According to Okafor, government, banks and investors are prepared to support the sector, but entrepreneurs must present businesses that are structured to attract funding.

"Government can create the opportunity, banks can create the products, investors like us can provide capital, but none of those matter if we are not prepared to receive them. If you cannot tell me your story in two or three minutes, I'm already telling you no," he said.

Okafor added that stronger financial discipline, improved customer service, effective communication and a professional online presence are critical to building investor confidence.

He also cautioned creatives against using artistic talent as an excuse for weak business practices.

"Never allow your creativity to become an excuse for poor business practice. Your invoices matter, punctuality matters, communication matters, your online presence matters because clients do not only buy creativity, they buy confidence," he said.

Namibian small businesses need more than social media posts

By Dr Bianca van Niekerk

"In marketing terms, many focus only on the first stage of the customer journey: awareness.

Across Namibia, small businesses are becoming more visible online. From hair salons in Windhoek to food vendors in Oshakati, boutiques in Swakopmund, guesthouses near Etosha, bakers in Walvis Bay, and consultants working from home, entrepreneurs are using Facebook, Instagram, TikTok and WhatsApp to promote their products and services.

This is encouraging. It shows creativity, ambition, and a strong desire to participate in the economy.

However, visibility is not the same as strategy.

Many small businesses are active online, but not always strategic online. In marketing terms, many focus only on the first stage of the customer journey: awareness.

They post attractive pictures, gain likes, and create visibility, but they do not always move potential customers towards interest, desire, and action.

A potential customer may admire a post and still not buy if the price is unclear, the caption does not explain value, the business responds late, or the page does not inspire trust.

Digital marketing is therefore not simply posting content.

It is the planned use of digital platforms to understand customers, communicate value, build engagement, convert interest into sales, and retain customers over time (Chaffey & Ellis-Chadwick, 2022; Kotler, Keller & Chernev, 2022).

For Namibia, this matters because small businesses are not merely side activities. They are household income sources, survival strategies, and potential job creators.

In a country where official unemployment was reported at 36.9% in 2023, and the broader unemployment rate remains much higher when discouraged workers are included, small businesses cannot afford weak marketing execution (Namibia Statistics Agency, 2025).

What Should We Do Differently?

First, Namibian small businesses must define their customers more carefully. 'Everyone' is not a target market.

A young professional buying skincare in Windhoek has different needs from a tourist looking for a cultural experience in Swakopmund, or a mother buying school uniforms in Katutura.

Entrepreneurs should identify who

they serve, where those customers are, what they can afford, what problems they face, and what will make them trust the business.

Second, businesses must communicate value, not only price. Many online sellers compete by saying ‘affordable’ or ‘special price’. Yet customers also value reliability, convenience, quality, dignity, and respect. A good post should explain what the product does, who it is for, why it is useful, and how the customer can order.

This is where differentiation and positioning become practical, not theoretical.

Third, WhatsApp must be treated as a professional storefront. In Namibia, WhatsApp is often where the real sale happens.

A proper WhatsApp Business profile should include operating hours, location, product catalogues, price ranges, payment options, and delivery areas. Quick replies can help manage enquiries during busy periods. Clear written information is often better than long voice notes, especially for customers comparing options.

Reflect Local Realities

Content should reflect local realities. Namibian entrepreneurs do not need to imitate luxury brands in Dubai or South Africa.

They can show real customers, local settings, market days, pop-up stalls, delivery routes, community events, and behind-the-scenes preparation.

This local authenticity is powerful when presented professionally. Since data costs and digital access remain real concerns for many customers, businesses should also use simple, data-light formats: clear photos, short videos, readable posters, and WhatsApp catalogues.

Furthermore, entrepreneurs must measure more than likes. Likes are not sales. Businesses should track enquiries, completed orders, repeat purchases, referrals, complaints, and customer feedback.

These indicators show whether online attention is becoming real business value. Digital and social media research increasingly emphasises engagement, trust and customer relationships rather than vanity metrics alone (Dwivedi et al., 2021).

Finally, digital marketing must be supported by service excellence. No beautiful Instagram page can rescue a business that disappoints customers. If the product is late, the quality is inconsistent, or the owner is unprofessional, the brand will suffer. In Namibia's close-knit communities, reputation travels quickly.

Social media can open the door, but strategy keeps that door open. Namibian small businesses need more than posts. They need positioning, professionalism, trust, service excellence, and customer relationships. That is how digital attention becomes economic value.

Dr Bianca van Niekerk is an academic, researcher, and strategic academic leader with a PhD in Marketing Management and over a decade of experience spanning higher education, research, leadership, and industry engagement. She is a Senior Lecturer and Master of Marketing Programme Coordinator at the Namibia University of Science and Technology (NUST). The opinions expressed in this piece are her own and not the views of her employer.


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Judiciary announces two-month amnesty for outstanding traffic fines

The Office of the Judiciary has launched a two-month nationwide amnesty for outstanding traffic admission of guilt fines in a move aimed at improving revenue collection, reducing the backlog of unresolved traffic cases and easing pressure on Namibia's court system.

The amnesty, announced jointly with the Namibian Police, allows motorists to pay outstanding admission of guilt fines, including those whose payment deadlines have already expired.

The initiative gives thousands of motorists an opportunity to regularise outstanding traffic penalties without their cases immediately progressing through the courts, although the Judiciary stressed that the amnesty does not apply to outstanding warrants of

> The amnesty, announced jointly with the Namibian Police, allows motorists to pay outstanding admission of guilt fines, including those whose payment deadlines have already expired.

arrest or other pending legal proceedings.

The Office of the Judiciary said outstanding warrants of arrest and any further court action will continue to be handled under the Criminal Procedure Act, with the finalisation of each matter remaining at the discretion of the presiding magistrate and subject to the applicable legal process.

The Judiciary said the amnesty forms part of a broader strategy to improve compliance with traffic laws while reducing the volume of unresolved traffic-related matters before the courts.

For the justice system, the measure is expected to accelerate the recovery of unpaid traffic fines while allowing court resources to be redirected towards more complex criminal and civil matters.

For motorists, it offers a limited opportunity to settle long-outstanding traffic obligations before further enforcement action is taken.

Namibia Oil and Gas Conference expands youth agenda ahead of fourth edition

The organisers of the Namibia Oil and Gas Conference (NOGC) have expanded the event's local content agenda by renewing their partnership with the Namibia Youth Energy Forum (NYEF), placing greater emphasis on preparing young Namibians for careers in the country's emerging oil and gas industry.

The renewed partnership will see the return of the Future Generations Session and Local Content Masterclasses at the fourth Namibia Oil and Gas Conference, which will be held in Windhoek from 18 to 20 August under the theme, "From Decision to Dividend: Making Namibia's Oil Work for Namibians."

Organisers said the expanded youth programme reflects the growing importance of ensuring Namibia develops the skilled workforce required to support the country's oil and gas ambitions.

The Future Generations Session will bring together students, graduates, young professionals, industry leaders, policymakers and educators to discuss the skills, qualifications and career opportunities expected to emerge as the sector develops.

The programme will also examine entrepreneurship, innovation, STEM education, technical training and mentorship as part of efforts to strengthen local participation across the oil and gas value chain.

Economic Association of Namibia Chief Executive Officer Cons Karamata said investing in young Namibians is critical to ensuring the country's energy resources deliver long-term benefits.

"As Namibia continues to advance its oil and gas industry, developing local talent must remain a key priority. The Future Generations Session and the Local Content Masterclasses are designed to bridge the gap between education and industry by connecting young Namibians with the knowledge, training and mentorship needed to succeed in the energy sector," he said.

Namibia Youth Energy Forum Director Andreas Paulus said the renewed partnership would continue creating opportunities for young Namibians to engage directly with industry leaders while ensuring youth perspectives form part of discussions shaping the sector.

"The continued partnership with the Namibia Oil and Gas Conference enables the Namibia Youth Energy Forum to create and expand opportunities for young Namibians to engage with the conversations, developments and opportunities shaping the country's energy landscape," Paulus said.

Hosted by the Economic Association of Namibia in partnership with the Namibia Investment Promotion and Development Board and the Hanns Seidel Foundation, the conference is expected to bring together policymakers, investors, operators and service providers to discuss the next phase of Namibia's oil and gas development.

The addition of an expanded youth programme signals a growing focus on ensuring local skills development keeps pace with investment in the country's energy sector.

Property Hub NAMIBIA

Windhoek approves more building projects, but construction completion continues to lag

Windhoek's building sector showed renewed momentum in June 2026, with the City of Windhoek approving 179 building plans worth N$193.7 million. However, while approvals are increasing, the pace at which projects are being completed continues to lag, raising concerns about delays in construction activity across the capital.

According to the latest Building Plans Report by IJG Securities, using data from the City of Windhoek, June approvals increased by 41 plans from the 138 recorded in May. The total value of approved plans also rose by 44.7% month-on-month, suggesting a return of larger and more capital-intensive developments. Compared to June 2025, approvals were up 23.4%, while the value of approved projects increased by 52.6%.

Despite this rebound, project completion remains significantly weaker than approvals.

Only 25 building projects were completed during June, with a combined value of N$54.6 million. While this represented an improvement from May and more than doubled the value of completions recorded in June 2025, the broader trend remains subdued. During the first six months of 2026, just 121 projects were completed, compared to the same period last year, representing a 40.4% decline in the number of completed buildings and a 16.0% drop in their total value.

The report notes that this growing gap between approvals and completions points to delays in project execution rather than a lack of development interest.

Residential construction continues to provide some support for the market. A total of 30 residential building plans were approved in June, up 7.1% from May and 30.4% higher than a year earlier. Year-to-date, residential approvals have reached 173 units, a 21.8% increase compared to the first half of 2025. However, while the number of approved homes has increased, the total value of these approvals has grown by only 2.2% to N$341.6 million, suggesting developers are largely pursuing projects of similar value to those approved last year.

Property additions also recorded a strong recovery. The City approved 142 additions valued at N$107.1 million during June, more than doubling the value recorded in May. On a year-to-date basis, approvals for additions have increased by 15.3% in value compared to 2025, reflecting continued investment by property owners in expanding or improving existing buildings.

The commercial and industrial sector presents a different picture. Although seven projects were approved in June, bringing the year-to-date number of approvals to 37, the cumulative value of those approvals has fallen sharply by 73.6% to N$93.1 million. According to IJG Securities, this indicates that while more commercial developments are entering the pipeline, they are substantially smaller than those approved a year ago. Meanwhile, only one commercial or industrial project has been completed so far this year, underlining ongoing weakness in the sector.

IJG Securities attributes the slowdown in project completion to broader economic conditions, noting that subdued private sector credit extension and weaker demand for mortgage financing continue to weigh on construction activity.

While June's rebound in approvals is an encouraging sign for the property market, the report suggests the sector's recovery will ultimately depend on how quickly approved developments can move from the drawing board to completion.


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