PAYMENT FRAUD

Namibia records N$50.3m in digital payment fraud

p. 04



ACCESS TO FINANCE

Financial institutions urged to remove barriers limiting women's access to finance

p. 07



LIVESTOCK EXPORT

Namibia, Botswana move to remove livestock export barriers

p. 12



THE BRIEF

News Worth Knowing



Vehicle import surge adds to Windhoek's mounting traffic crisis

TUESDAY 24 NOVEMBER 2026

MAIN STORY

Vehicle import surge adds to Windhoek's mounting traffic crisis



Windhoek's rising vehicle population, fuelled in part by a surge in grey imports from Japan, the United Kingdom and, more recently, Singapore, is putting mounting pressure on the capital's road network, with nearly 420,000 registered vehicles in a city of approximately 500,000 residents.

The City of Windhoek has acknowledged that the growing number of vehicles is contributing to increased traffic congestion, as existing road infrastructure struggles to accommodate rising demand.

City of Windhoek spokesperson Harald Akwenye said while vehicle imports were contributing to higher traffic volumes, congestion needed to be addressed as a broader urban mobility challenge.

"The increasing number of vehicles on our roads, including imported vehicles, contributes to the overall growth in traffic volumes and places additional pressure on the existing road network," Akwenye said.

Crucial Dates

- **Bank of Namibia Monetary Policy announcement dates:**
  * 9 December 2026

THE BRIEF
Marketing - 081 676 4441 / thebriefnam@gmail.com
Editorial - 081 461 2969 / newsdesk@thebrief.com.na
P. O. Box 5422, Ausspannplatz, Windhoek, Namibia

He said population growth, urban expansion, increased economic activity and changing commuting patterns were also contributing to congestion, alongside the concentration of commercial activities in certain areas.

Pressure on the capital's road network is further compounded by approximately 20,500 vehicles entering Windhoek daily through its northern and southern corridors.

Khomas Governor Sam Nujoma previously warned that the capital's dependence on private vehicles had become unsustainable, calling for urgent investment in alternative public transport systems.

"The City of Windhoek continues to face significant urban mobility pressures, with approximately 16,000 vehicles entering Windhoek daily via the northern corridor and 4,500 via the southern corridor, against nearly 420,000 registered vehicles in a city of around 500,000 residents, reflecting an unsustainable, car-dependent mobility model that requires proactive and decisive investment in alternative forms of public transportation," Nujoma said.

Despite the growing pressure on road infrastructure, Akwenye said the availability of relatively affordable imported vehicles had economic and social benefits, particularly for Namibians unable to afford new or locally available vehicles.

He said increased access to private transport had improved mobility and access to economic opportunities while making vehicle ownership more affordable for households.

As Windhoek continues to expand, the municipality is prioritising road infrastructure improvements, better traffic management and improved traffic flow at major intersections.

The City is also promoting public transport and alternative modes of transport to ease pressure on the capital's road network.

"Ultimately, the challenge is to balance the benefits of increased vehicle ownership and affordability with the need to manage traffic congestion and ensure a sustainable, efficient and accessible urban transport system for all residents," Akwenye said.



RIEKS GROUND FLOOR OFFICE TO LET

Approximately 131 m² of upmarket, air-conditioned office space, complete with private offices, a boardroom, a kitchenette and a welcoming lobby. It's ideal for professional practices, consulting firms and other service-based businesses.

Situated just 5 minutes from Maerua Mall, the office comes with **secure basement parking,** so your staff and clients can park easily and safely on site.

Moving in is easy, and your business can be up and running in no time.

Luxury living, same address - three self-contained luxury apartments are also available on short to long-term lease, tailored for professionals and tourists who are looking for comfort, privacy and a sanctuary of exclusivity.



- Air conditioning
- Boardroom facilities
- Kitchenette
- Toilet facilities
- Ample, secure basement parking
- Basement storage
- CCTV surveillance
- Partitioning can be altered upon request

ARRANGE A VIEWING

Available as of 01 February 2027. Viewings by appointment.

Emmarentia Irion
Cell: +264 81 166 0498
eirion@eoscapital.com.na

Megameno Vaendwanawa
Cell: +264 81 866 5766
reception@eoscapital.com.na

Tel: +264 61 304 400 I 8 Rieks van der Walt Street, Windhoek, Namibia



Namibia records N$50.3m in digital payment fraud

Namibia recorded N$50.3 million in reported fraud across card, electronic funds transfer (EFT) and electronic money payment channels between January and October 2026, Bank of Namibia (BoN) Deputy Governor Leonie Dunn has revealed.

Speaking at the second Fraud and Cybersecurity Summit in Windhoek on Tuesday, Dunn said increasingly sophisticated financial crimes were threatening the financial security of individuals and businesses, as well as confidence in the country's financial system.

"Behind that figure are people and businesses whose financial security and confidence have been threatened, with irrecoverable financial losses an unavoidable consequence," she said.

Reported fraud exposure increased by 18.9% to N$32.5 million during the first half of 2026, compared to N$27.3 million recorded during the corresponding period in 2025.

The increase was largely driven by EFT fraud, which rose by 47.3% from N$14.8 million to N$21.9 million.

Card fraud declined by 10.8% to N$10.4 million, while electronic money fraud decreased by 72.6% to approximately N$229,000.

Financial institutions recovered approximately N$15.6 million during the first six months of the year, representing 48% of the reported fraud value.

Recovery rates stood at approximately 80% for card fraud and 34% for EFT fraud, while no recoveries were recorded for electronic money fraud.



Dunn attributed the higher recovery rate for card fraud to established chargeback mechanisms, while EFT fraud presented greater challenges because victims were often manipulated into authorising transactions.

She said fraudulent proceeds were subsequently transferred through multiple accounts, withdrawn in cash or converted into cryptocurrencies, complicating recovery efforts.

Dunn warned that the growing use of artificial intelligence (AI) was increasing the complexity of financial crime, with criminals able to clone voices, impersonate individuals and conduct large-scale phishing attacks.

According to INTERPOL's African Cyberthreat Assessment Report 2026, AI featured in 55% of reported cybercrime cases in 2025, based on a survey of 36 member countries.

In response to growing cybersecurity threats, the central bank gazetted two revised regulatory instruments in June and July 2026.

These include BID-30, which strengthens cybersecurity requirements for banking institutions, and PSD-12, which enhances cybersecurity and fraud controls across the National Payment System.

The central bank is also working with the financial services industry to revise BID-9, the Determination on Fraud and Other Economic Crimes.

Dunn said the Bank had established the Cyber, Operational Resilience and Fraud Mitigation Council to improve coordination across the financial sector.

Through its Cyber Working Group, the council is developing a Financial Sector Incident Response Plan and an industry information-sharing platform to strengthen threat detection and intelligence sharing.

In October, the working group conducted a cybersecurity exercise involving 18 institutions and approximately 50 representatives to assess the sector's preparedness and incident response capabilities.

Meanwhile, Namibia launched the first-phase pilot of its Anti-Scam Command Centre (ASCC) on 9 November 2026, involving participating banking institutions.

The centre is intended to improve coordination between financial institutions, enabling them to trace, block and preserve funds linked to suspected fraudulent transactions.

Dunn said the next phase would involve assessing the pilot's effectiveness and expanding cooperation with telecommunications operators, the Financial Intelligence Centre, law enforcement agencies, prosecution authorities and the Office of the Judiciary.

She urged consumers to protect their banking credentials, verify payment

GIPF
Government Institutions Pension Fund

INVITATIONS TO BID

The Government Institutions Pension Fund (GIPF) was established to provide retirement benefits to employees in the services of the Namibian Government and other participating public institutions. The Fund's membership includes active members and a variety of annuitants. The Government Institutions Pension Fund's mission is to safeguard and grow the Fund for the benefit of its stakeholders and Namibia.

GIPF hereby invites qualified, competent and registered companies to submit bids for the under-mentioned:

Bid Number	Bid Description	Fee	Enquiries	Closing Date
CS/RFP/GIPF-04/2026	Appointment of a Consultant to offer training on Performance Management and Goal Alignment at GIPF	N/A	Julia Shipanga E: jshipanga@gipf.com.na T: +264 81 950 7740	14 December 2026 at 12:00 p.m.
CS/RFP/GIPF-05/2026	Gaps Analysis for GIPF's Compliance Management System	N/A	Julia Shipanga E: jshipanga@gipf.com.na T: +264 81 950 7740	15 December 2026 at 12:00 p.m.
G/ONB/GIPF-02/2026	Generator Replacement at GIPF Head Office	N/A	Elton Job E: ejob@gipf.com.na T: +264 81 950 7743	16 December 2026 at 12:00 p.m.

Details of Bid Submission:
Sealed bids citing the bid number and detailing the services to be rendered should be posted or hand delivered to:

The Chairperson: GIPF Procurement Committee
GOVERNMENT INSTITUTIONS PENSION FUND
GIPF House, Ground Floor, Reception
Corner of Dr Kenneth David Kaunda and Goethe Street
P.O. Box 23500
Windhoek, Namibia

Proposals received after the deadline will not be considered.

To guard, and to grow.

instructions and promptly report suspicious transactions.

"There is no shame in being scammed. The shame belongs to the criminal, not to you, the victim. Speak early, report quickly and share what you know, because every account number, message, transaction and phone number can become intelligence," she said.

Dunn also called on financial institutions to provide secure services, accessible reporting channels and timely assistance to fraud victims.



OFFICE OF THE VICE-CHANCELLOR
NOVAPEX INVESTMENTS (PTY) LTD
Three (3) Non-Executive Directors | Three (3)-Year Term

The Namibia University of Science and Technology (NUST), in pursuit of its vision to be a leading university of science and technology in Africa, invites suitably qualified and experienced candidates to apply for appointment as Non-Executive Directors to the Board of NOVAPEX Investments (Pty) Ltd.

ABOUT NOVAPEX
Established in 2026 as the commercial arm of NUST, NOVAPEX Investments (Pty) Ltd is mandated to generate revenue through investment in property, shares, securities and equities; manufacturing, distribution, production, contracting and trading; and the commercialisation of University assets.

THE OPPORTUNITY
The NUST Council intends to appoint three (3) Non-Executive Directors to join two (2) previously appointed Non-Executive Directors. Successful candidates will provide independent strategic guidance and oversight of company operations, contribute to the achievement of NOVAPEX's objectives, and uphold sound corporate governance, prudent risk management and ethical leadership.

AREAS OF EXPERTISE
Applications are invited from candidates with demonstrable Board-level judgement, strategic insight and expertise in one or more of the following areas:

- Corporate Finance
- Business Development
- Engineering and Technovation

MINIMUM REQUIREMENTS
- A relevant Master's degree or equivalent advanced professional qualification aligned with the University's mandate and the required areas of expertise.
- At least ten (10) years of relevant industry, specialist, executive or governance-level experience, including a minimum of five (5) years at senior or executive level.
- A proven track record of establishing commercially viable enterprises and achieving success in complex environments.
- Relevant technical expertise, independent judgement, strategic decision-making ability and a sound understanding of corporate governance, fiduciary duties, conflicts of interest and ethical leadership.
- Previous Board membership and governance experience will be an added advantage.

ELIGIBILITY AND INDEPENDENCE
Applicants must be Namibian citizens or permanent residents and meet fit-and-proper requirements. To safeguard independence and avoid actual, potential or perceived conflicts of interest, candidates must not currently hold an executive or non-executive position at any institution of higher education within the Republic of Namibia. Applicants must be free from disqualifications or circumstances that could compromise their independence or integrity.

HOW TO APPLY
Applicants must submit a detailed curriculum vitae, certified copies of relevant qualifications and a cover letter specifying their area of expertise (Corporate Finance, Business Development, or Engineering and Technovation).

Applications must be addressed to the Chairperson of the NUST Council, Dr Leake Hangala, and submitted by email only to:
Ms S. Heelu | Secretary to Council | sheelu@nust.na

Enquiries: Ms Selma Heelu | Tel: +264 61 207 2351 | Email: sheelu@nust.na
Applications submitted through other channels, including hard copies, will not be accepted.

NUST reserves the right not to make an appointment. Shortlisted candidates may be subject to reference, qualification, conflict-of-interest, independence and fit-and-proper checks.

Closing Date:
30 November 2026
at 16:30

EMPLOYEE VALUE PROPOSITION
Compensation | Career and Personal Growth | Work and Environment | Rewards and Recognition | Benefits



Financial institutions urged to remove barriers limiting women's access to finance

Gender Equality and Child Welfare Minister Emma Kantema has called on Namibia's banking and insurance sectors to address gender-specific financing barriers and develop financial products that improve women's access to capital,

flysaa.com flysaa.com flysaa.com flysaa.
BLACK FRIDAY SALE BLACK FRIDAY SALE BLACK FR
BLACK FRIDAY DEALS
WINDHOEK - JOHANNESBURG
FROM NAD 6156
FULLY INCLUSIVE RETURN FARE
T's & C's Apply
DAY SALE BLACK FRIDAY SALE BLACK
flysaa.com flysaa.com flysaa.
Book now at flysaa.com
Contact: +264 83 343 0200/11/12
Address: Post Street Mall
Town Square - Shop 34
Windhoek
Email: SAANamibiaSales@flysaa.com
SOUTH AFRICAN AIRWAYS
STAR ALLIANCE

investment and business opportunities.

Speaking at the fifth annual Namibia Women in Finance and Insurance Summit, Kantema said women, particularly those operating small and informal businesses, continued to face difficulties accessing finance, limiting their ability to expand businesses and participate fully in the economy.

She urged financial institutions to consider women's specific financing needs when designing products and services, while introducing mechanisms that enable women entrepreneurs to build wealth and access investment opportunities.

"When you are developing financial products, how do you address the gender-specific needs? Because these are specific to women. How do we ensure that everyone is accommodated? Women in Namibia, particularly those operating small and informal businesses, still face barriers in accessing finance. We need mechanisms that enable women to build wealth, invest and grow their businesses," Kantema said.

The Minister said access to financial services remained critical to economic participation, determining who could establish businesses, secure investment and pursue commercial opportunities.

She said insurance also played an important role in protecting businesses and households against financial risks, warning that excluding women from financial and insurance services undermined broader economic growth.

"Insurance, in turn, enables individuals, businesses and communities to manage risks, protect their assets and build resilience. When women are excluded from these systems, the economy as a whole is [negatively affected]," she said.

Kantema also called for greater use of financial technology to expand access to banking, insurance and investment services, particularly among women in underserved communities.

She identified mobile money, digital banking, financial technology and digital insurance platforms as opportunities to address existing gaps in financial inclusion and support women-owned businesses.

However, she said women should not be limited to using digital financial services but should also participate in developing and managing financial technologies.

"For Namibia, this presents enormous opportunities to expand financial inclusion, support entrepreneurship and enhance women's economic participation. As we embrace innovation, we must be guided by one important principle: technology must serve women, not merely as consumers, but also as entrepreneurs, innovators, professionals and creators of solutions," Kantema said.

She urged banks, insurers and other financial institutions to establish more inclusive business environments, while calling on regulators to support innovation without compromising accessibility.

Kantema said efforts to advance women in the financial sector should extend beyond increasing their representation in management and leadership positions to ensuring meaningful participation in business ownership, investment and economic decision-making.

She also challenged the summit's organisers and participating institutions to translate discussions into measurable outcomes. The Minister said the summit's success over the next five years should be assessed not only by the number of participants or its growth as an industry platform, but by its contribution to improving women's economic participation and access to financial opportunities.

Namibia Women in Finance and Insurance Summit (NWFIS)

































South Africa takes 95% of Namibia's live goat exports as shipments decline

South Africa imported 78,746 live goats from Namibia during the first nine months of 2026, accounting for 95.1% of total exports, despite shipments to the neighbouring country declining by 9.2% year on year. According to preliminary figures from the Livestock and Livestock Products Board of Namibia (LLPBN), Namibia exported 82,823 live goats between January and September 2026, representing a 7.1% decline from the 89,147 recorded during the corresponding period in 2025.

The figures show that live goat exports have declined for two consecutive years after reaching 104,936 during the first nine months of 2024.

However, the rate of decline moderated during the third quarter of 2026, with exports falling by 0.9% to 35,699 goats, compared with 36,013 during the same quarter last year.

While South Africa remained Namibia's

DigiNam
CRAN
TRUST IS NOW DIGITAL
Every signature. Every transaction. Verified, secured, and protected by law.
SCAN HERE
Learn more at rootca.cran.na

dominant export market, shipments to other regional destinations increased.

Exports to Angola rose from 130 to 1,453 goats, while shipments to Zambia increased from 62 to 1,377. Tanzania received 447 goats, up from 151 a year earlier, while exports to Zimbabwe declined by 18.6% to 774.

"Live goat exports peaked at 104,936 head in 2024 and have declined since, to 82,823 head in 2026. 95.1% were exported to South Africa, followed by Angola (1,453 head), Zambia (1,377 head) and Zimbabwe (774 head)," the LLPBN report stated.

Meanwhile, Namibia's live sheep exports recorded strong growth, increasing by 56% to 492,056 animals during the first nine months of 2026.

South Africa accounted for 488,128 sheep, representing 99.2% of total live sheep exports.

During the third quarter alone, live sheep exports increased by 66.8% to 133,765 animals.

Despite the increase in live sheep exports, Namibia's export abattoirs slaughtered 48,557 sheep between January and September 2026, highlighting the continued dominance of live animal exports over domestic processing.

Mutton exports declined by 14.1% to approximately 165 tonnes during the third quarter, although cumulative exports for the first nine months increased by 25.5% to approximately 511 tonnes.

South Africa remained the largest destination for Namibian mutton, accounting for 46.9% of total exports, followed by Norway with 25%.

"Mutton exports were 510,618 kg, 25.5% more than in 2025 but far below the 2.44 million kg exported in January–September 2019. Exports to South Africa were 239,317 kg (46.9%) and to Norway 127,810 kg (25.0%), followed by Zambia (52,529 kg), the Netherlands (43,724 kg), Botswana (25,393 kg) and the UK (21,845 kg). Most Namibian sheep leave the country alive: in 2026, 492,056 sheep were exported live, compared with 48,557 slaughtered at export abattoirs," the report stated.





Namibia, Botswana move to remove livestock export barriers

Namibia and Botswana have agreed to remove barriers restricting livestock and animal product exports between the two countries, while pursuing joint access to high-value regional and international agricultural markets.

The agreement follows bilateral talks between Namibia's Minister of Agriculture, Fisheries, Water and Land Reform, Inge Zaamwani, and Botswana's Minister of Lands and Agriculture, Edwin Dikoloti, held in Windhoek on 23 November 2026.

The two countries agreed to establish a Joint Veterinary Technical Committee to address existing livestock trade restrictions, harmonise veterinary standards and facilitate the cross-border movement of animals and animal products.

The ministers directed their technical teams to operationalise the committee within two weeks of signing the joint communiqué.

According to the joint statement, the

MyCover Funeral
Has funeral cover ever made you feel at ease?
Built for living, not just for leaving.
see money differently
MyCover Funeral is underwritten by NedNamibia Life Assurance Company Ltd (Reg No 2003/620) t/a Nedbank Insurance Namibia. Licensed FSP (14/LT/17).
NEDBANK INSURANCE

committee will focus on aligning veterinary standards with World Organisation for Animal Health (WOAH) guidelines, coordinating animal disease control measures and strengthening regulatory cooperation.

"To ensure continuous momentum and rapid execution of their shared vision, the Ministers directed the immediate establishment of a Joint Technical Committee," the statement said.

The committee will also strengthen real-time sharing of animal disease information, improve technical capacity within the two countries' veterinary departments and coordinate vaccine supply to protect livestock against transboundary diseases, including foot-and-mouth disease (FMD).

During the meeting, Zaamwani and Dikoloti discussed challenges associated with FMD control and the impact of animal disease restrictions on livestock trade.

The ministers agreed to promote commodity-based trade, which allows certain animal products to be traded under specified safety conditions despite disease-related restrictions.

The approach is intended to create additional export opportunities for livestock producers while maintaining animal health and food safety requirements.

"Recognizing the massive export potential of Namibia and Botswana agricultural products, the Ministers committed to supporting comprehensive trade facilitation measures," the joint statement said.

The two countries also agreed to coordinate strategies for entering high-value export markets and expanding agricultural trade opportunities across the African continent.

This includes developing joint market-entry strategies and strengthening cooperation to improve the competitiveness of livestock and agricultural products in regional and international markets.

The ministers further agreed to harmonise animal health protocols and logistical procedures to facilitate the movement of livestock and high-quality dairy genetics between Namibia and Botswana.

The initiative is expected to support livestock producers and agribusinesses by addressing regulatory barriers that limit cross-border trade and market access.

Both governments said the cooperation would also strengthen animal disease management, expand commercial opportunities for agricultural producers and contribute to regional food security.



Rewarding performance: A new approach to setting electricity tariffs in Namibia

By Pinehas Mutota



For almost 20 years, Namibia has set electricity tariffs through an annual review. Each year, utilities submit their costs, the regulator assesses them, and a tariff is approved that lets them recover those costs plus a reasonable return.

This approach gave the sector a stable foundation. But the industry has changed, and the way we regulate it must change too.

At the Electricity Supply Industry Forum in Windhoek on 15 October 2026, the Electricity Control Board (ECB) presented its approved new tariff methodology. In short, we plan to move from deciding tariffs one year at a time to a multi-year framework that links what utilities earn to how well they perform.

There are four main reasons for the change. First, predictability. Because revenue is set year by year, utilities find it hard to plan and invest for the long term. They also have little incentive to become more efficient.

Second, sustainability. We have seen costs go unreported, maintenance postponed, and utilities fail to recover enough revenue to keep their networks in good shape. In some cases, approved funds have not been spent on the items they were approved for. Over time this puts the quality of supply at risk.

Third, cost allocation. Under the Modified Single Buyer market model, NamPower is no longer the only buyer and seller of electricity; independent producers and large customers can now trade directly. We need unbundled tariffs that show clearly which costs belong to which part of the business, and that pass them on to the customers responsible for them.

> **“At the Electricity Supply Industry Forum in Windhoek on 15 October 2026, the Electricity Control Board (ECB) presented its approved new tariff methodology.**

Fourth, affordability. Costs have risen across the industry, and tariffs are becoming harder for customers to bear.

We are not starting from scratch. Utilities will still recover verified, efficient costs plus a regulated fair return. What changes is how we get there.

Instead of setting revenue for one year, we will set it for several years. At the start of each cycle, the utility will submit its revenue requirement, the total revenue it needs to cover its efficient costs and a fair return, to the ECB for consideration. The ECB and each utility will then discuss and agree on the key factors that drive costs. These include annual targets for improving efficiency,

such as overhead costs, maintenance benchmarks, limits on electricity losses and bad debt, and expected growth in customers and sales. These factors will be fixed for the whole cycle and reopened only in exceptional circumstances. Tariffs will still be confirmed every year, but within a predictable multi-year framework.

Each utility's finances will also be kept separate for each licence it holds, so that costs from one part of the business cannot be shifted onto another.

The approach applies across the whole electricity value chain. New power generation will increasingly be procured through competition. Power purchase agreements with independent producers will have tariff paths and performance terms agreed upfront. Electricity imports will need approval, and the ECB will review afterwards how power was dispatched. All licensees, in generation, transmission, trading and distribution, will move to the multi-year approach, with targets for reliability, service and losses.

The most important change happens at the end of each year. We will compare what a utility planned to spend with what it actually spent. In the past, settling that difference has often come down to negotiation. Under the new methodology, it follows a clear rule:

• At least half of any savings goes back to customers.

• How much of the rest the utility keeps depends on its score under the ECB's Performance Management Framework, which measures reliability, service quality and losses.

This means utilities that serve customers well are rewarded, and those that underperform bear the consequences. Everyone knows the rules in advance.

The framework also separates the true cost of supplying electricity from any support aimed at keeping tariffs affordable. Where such support is given, it will be shown separately. Customers, policymakers and investors will be able to see clearly what electricity really costs and who is paying for it.

The ECB is introducing these changes in phases:

• 2026: A pilot with NORED, CENORED, Erongo RED, Oshakati Premier Electric, the City of Windhoek and NamPower Generation, Transmission and Distribution.

• 2027: A formal review of the pilot, followed by a first three-year cycle. A full five-year cycle will be considered only after that.

• Smaller utilities stay on the annual model until they are ready to move.

Success depends on reliable cost and asset data, aligned planning and performance calendars, strong capacity across the industry, and open communication with stakeholders.

This reform does not replace the way we regulate. It strengthens it. It makes costs visible, gives utilities the certainty to plan, rewards real results, and protects customers from tariff increases that could have been avoided. Utilities get greater certainty about their revenue in exchange for being held accountable for their performance. Customers are guaranteed a share of the savings. For households and businesses, this means tariffs that reflect only justified, efficient costs, with every increase open to scrutiny.

It is a controlled and transparent path towards an electricity sector that is financially sound, efficient and accountable to the people it serves.

**** Mr Pinehas Mutota is the Executive for Economic Regulations at the Electricity Control Board.***

Property Hub NAMIBIA



Windhoek home extensions drive building activity as commercial developments slump

Home extensions and smaller residential developments are driving building activity in Windhoek, with non-commercial building approvals reaching N$138.7 million in October 2026, nearly three times the N$48.7 million recorded for commercial projects.

According to Simonis Storm Research, non-commercial approvals increased by 47.1% from N$94.3 million in October 2025, while commercial approvals declined sharply from N$393.2 million over the same period.

The figures show a shift towards household-driven construction activity as businesses scale back investment in new commercial properties.

The City of Windhoek approved 237 building plans valued at N$187.4 million in October, compared with 198 plans during the corresponding month last year.

Despite a 19.7% increase in the number of approved plans, their combined value declined by 61.6% year on year, largely reflecting weaker commercial property investment.

Additions to existing properties dominated approvals, accounting for 174 plans valued at N$85.4 million, representing 73% of all plans approved during the month.

This was the second-highest monthly value

for additions recorded in 2026, after June.

"Residential construction also recorded an increase in the number of approvals, with 40 house plans valued at N$51.3 million approved during October. However, the average value of a house plan declined to N$1.28 million from N$1.40 million a year earlier," Simonis Storm said.

The research firm said the trend was expected to continue into the first half of 2027, with household additions and smaller residential projects remaining the main drivers of construction activity.

However, the growth in residential activity was insufficient to offset the decline in commercial developments.

Between January and October 2026, the municipality approved 1,875 building plans valued at N$1.717 billion, compared with 1,795 plans during the corresponding period last year.

The combined value of approvals declined by 38.6%, despite the increase in the number of projects. Commercial building approvals fell by 54.6% to N$409.2 million during the ten-month period, compared with N$900.4 million a year earlier.

Corporate and institutional building approvals also declined by 63.1% to N$353.2 million from N$956.4 million.

"Corporate commercial approvals declined by 87.2%, from N$780.9 million to N$99.8 million, suggesting that companies are directing investment towards existing properties and other sectors rather than expanding commercial floor space," Simonis Storm said.

Meanwhile, demand for building plan approvals remained strong, with the municipality receiving 320 submissions in October, the highest monthly figure recorded since at least January 2024.

During the first ten months of 2026, submissions exceeded approvals by 484 plans, compared with 299 during the corresponding period last year.

The median approval period increased to 63 days from 56 days in 2025, while the proportion of plans approved within 30 days declined from 32% to 27%.

Higher borrowing costs are also expected to influence residential development following the Bank of Namibia's decision to raise the repo rate to 7.00% on 28 October, taking the prime lending rate to 10.50%.

Simonis Storm estimated that the increase in lending rates had added approximately N$430 to monthly repayments on a N$1.28 million mortgage over 20 years compared with January.

The firm expects household extensions and smaller residential developments to continue supporting construction activity into the first half of 2027, while commercial projects remain constrained by weak demand and higher financing costs.



A discount should improve your finances, not simply reduce a price

By Janet Kapenda



Black Friday is often presented as a race to secure the largest discount before stock runs out. That framing gives the sale too much influence over the consumer's money.

A stronger financial position starts with deciding what the money must accomplish before deciding which offers deserve attention.

This is the thinking behind Nedbank Namibia's #GetMoneyFit Black Friday message: plan, budget, verify and spend wisely.

The sequence matters. Planning identifies the need, while a budget establishes what can be afforded.

Verification tests whether the offer represents genuine value, while careful spending protects the commitments that remain after Black Friday.

Planning starts by separating an intended purchase from an attractive distraction. If you have already decided to replace a failing appliance, Black Friday may lower that expected cost.

> **"If you have already decided to replace a failing appliance, Black Friday may lower that expected cost.**

If the appliance is considered only after appearing in a promotional catalogue, the discount has encouraged spending rather than saving.

That difference is easily overlooked because promotions draw attention to the amount supposedly saved instead of the



money leaving your pocket. An item reduced from N$10 000 to N$7 000 appears to offer a N$3 000 discount. Yet if the purchase was not planned, you have still spent N$7 000.

Once the purchase has passed the planning test, your budget sets the financial boundary. Affordability is not simply about having enough money in your account or wallet on the day, but about completing the purchase without compromising existing obligations or leaving you unable to cover unexpected expenses.

Timing is especially important in November. Black Friday is followed by festive-season spending, while the beginning of a new year usually brings further household commitments.

A purchase may be affordable today but can put pressure on your cash flow when January expenses become due.

An effective spending limit should therefore be based on the money remaining after you have considered essential commitments. It should also account for known upcoming expenses. This turns your budget into a decision-making tool rather than a record of money already spent.

Credit requires the same forward view. An instalment may seem manageable, but it does not reflect the full cost of the purchase.

Interest and applicable charges can reduce the value of a discount, particularly when repayments continue for several months.

Always compare the total amount repayable with the cash price.

Access to credit confirms that borrowing is available, but it does not automatically mean that the purchase is affordable. Credit can support a necessary purchase when the terms are understood and the repayments fit comfortably within your future income.

The discount itself should then be tested.

You can compare catalogues, visit more than one retailer or check prices directly with established stores. Comparisons should be made between the same product model because similar-looking items may differ in quality, features or warranty cover.

An appliance advertised at N$7 000 and marked down from N$10 000 appears to offer a saving of N$3 000.

If another retailer ordinarily sells the same model for N$7 500, the actual saving is closer to N$500. It may remain a worthwhile deal, but your



decision is now based on market value rather than the advertised discount.

Value also depends on whether the product will be used.

Buying regularly consumed household goods at a verified lower price may reduce future expenditure, but buying unnecessary quantities simply because they are discounted can tie up money in items you may not need.

Spending wisely does not mean rejecting every non-essential purchase. An item bought for pleasure can have a legitimate place in your budget when it is planned and affordable.

Financial fitness lies in understanding the impact of a purchase, both today and in the months ahead.

Always be vigilant when responding to promotions received through text messages, social media or WhatsApp. Confirm offers directly with the retailer and, where possible, inspect goods before paying.

Also never share your card PIN or one-time password with anyone claiming to confirm or reverse a transaction. Urgency should not override verification.

Black Friday can create genuine value when it lowers the cost of a planned purchase without weakening your household's financial position.

The strongest outcome is not getting the largest discount, but making the right purchase, keeping your budget intact and preserving future income for other priorities.

Janet Kapenda is the Head of Marketing & Communications at Nedbank Namibia





NAMWIFI graduates first cohort of 21 female leaders

Twenty-one women have graduated from the inaugural Namibia Women in Finance and Insurance (NAMWIFI) leadership development programme, aimed at increasing female representation in leadership positions



Orbital media
WALL BANNERS


TABLE CLOTHS


OUTDOOR DISPLAY


CALL US TODAY
+264 81 434 3154
orbitalmedianam@gmail.com

across the financial services industry.

The programme initially enrolled 32 participants, but 11 were unable to complete the training due to difficulties securing time away from work to attend sessions.

NamibRe CEO and NAMWIFI Council Director Patty Karuaihe-Martin said the programme was introduced following consultations with women in the industry, which identified leadership training as a key professional development priority.

"What came out of our five-year conversations is that we should not just have a conversation. We then decided to ask the advice of the ladies: what is it that you would like us to do for you? And the overwhelming response was leadership. So today, I am honoured to say that we will be graduating our first cohort," she said.

Speaking at the opening of the fifth annual Women in Finance and Insurance Summit, Karuaihe-Martin urged employers to support employees pursuing leadership and professional development opportunities, saying such investments benefit both employees and their organisations.

The organisers said the intensive training programme provided participants with opportunities for personal and professional growth.

Gender Equality and Child Welfare Minister Emma Kantema welcomed the graduation, describing it as an important step towards developing the next generation of female leaders in the financial services sector.

She urged women in leadership positions to mentor younger professionals and create opportunities for career advancement.

"I therefore encourage every single leader here to mentor, to pass on [their knowledge] to the younger generation so that they are able to climb the ladder," she said.

Kantema also called on industry leaders to move beyond discussions on gender equality and implement measurable initiatives that strengthen women's economic participation, influence and leadership.

She said the success of the summit over the next five years should be measured not only by its growth but also by its economic impact on the women it empowers.

The summit, held under the theme "The Power of SHE: Women Shaping the Future of Finance and Insurance", marked five years of promoting professional development, networking and female leadership within the industry.

Positioning Namibia in the new global investment landscape

By Charity M. Mwiya



The world is moving capital, reshaping supply chains and forming new economic alliances.

As investment priorities shift, countries are reassessing how they attract capital and access markets.

For Namibia, this is an opportunity to build on progress and strengthen our position in global trade and investment.

I reflected on this during my participation in the ninth World Investment Forum (WIF 2026), held in Doha, Qatar, from 25–27 October under the theme Investing in the Future.

The Forum convened governments, international institutions, investment agencies and business leaders to examine global investment trends.

For Namibia, discussions on energy, critical minerals, logistics and supply chains were especially relevant. Realising these opportunities will depend on strong investment propositions, predictable policies and lasting international partnerships.

Africa's market, Namibia's opportunity

The contributions of H.E. Wamkele Mene, Secretary-General of the African Continental Free Trade Area (AfCFTA) Secretariat, and Dr Ngozi Okonjo-Iweala, Director-General of the World Trade Organization (WTO), were particularly relevant to Africa's ambitions.

Mene's emphasis on continental integration and reducing fragmentation between African markets reinforces the need to make AfCFTA commercially meaningful. Okonjo-Iweala's perspectives on trade resilience and predictability underline the importance of reliable rules that allow businesses to trade and investors to make long-term decisions.

> **"For Namibia, this is an opportunity to build on progress and strengthen our position in global trade and investment.**

These messages resonated with Namibia's AfCFTA implementation journey. Dr Ngozi's recent engagement with young Namibians at the inaugural National Youth Trade Forum was timely, bringing the continental trade agenda closer to the entrepreneurs expected to benefit. During her engagements, she also highlighted opportunities in critical minerals and green energy, fisheries and agriculture, digital services, maritime logistics and supply-chain diversification.

The next step is practical support for businesses. Women- and youth-owned enterprises in particular, need trade finance, export-readiness assistance, product certification, market intelligence and connections to buyers across Africa.

This requires predictable policies, timely

> Women- and youth-owned enterprises in particular, need trade finance, export-readiness assistance, product certification, market intelligence and connections to buyers across Africa.

regulatory processes and coordination among institutions responsible for trade, investment and enterprise development.

Competitiveness must also be built at home. Namibian products need the confidence of domestic consumers and a stronger local market if businesses are to scale production and compete abroad.

Equal visibility in the global investment arena

One observation from Doha deserves attention.

Namibia participated in the country investment presentation programme, represented by five officials from the Namibia Investment Promotion and Development Board (NIPDB).

For Namibia's presentation an open stage within the general networking area was allocated, an unsuitable and rather noisy venue. Furthermore, delegates were occupied with their own networking engagements with a pitiful few pausing to listen.

The setting offered little opportunity to reach a focused audience or generate the visibility and substantive engagement that a national investment proposition warrants.

Having witnessed this personally, I found the arrangement disappointing. Countries commit public resources to international representation, and those investments should be matched by appropriate platforms. Smaller economies deserve equal consideration and access to relevant audiences, irrespective of their promotional budgets.

Making international engagement count

It is abundantly clear that Namibia should approach global forums with clearly identified projects, investment and investor attractive programmes, clearly defined funding requirements and targeted engagement strategies.

National institutions and private-sector representatives should be coordinated so the country is appropriately represented in discussions relevant to its priorities, including when sessions run concurrently.

The opportunity is provided with an aim to connect the continental vision advanced by Mene and Okonjo-Iweala with practical action: expanding markets, preparing enterprises to trade and creating conditions for productive investment.

The bottom line is that the true measure of our international engagement is not how often and by which entity Namibia is represented at international forums, but what thereafter changes at home because we were there.

**** Charity is a specialist in trade and investment promotion, enterprise development and policy advocacy. She is passionate about advancing trade and investment opportunities, strengthening MSME participation in local, regional and international markets, and fostering strategic partnerships that drive inclusive and sustainable economic growth.***