

# Building Plans

## September 2023



### Overview

Plans Approved	30-September-23		N\$ Value YTD		N\$ Change	% Change
	Number	Value (N\$ m)	2022	2023	YTD	YTD
Additions	118	57.6	700.2	427.3	(272.9)	-39.0%
Commercial & Industrial	7	10.5	144.2	229.2	85.1	59.0%
Flats & Houses	35	61.4	568.7	378.4	(190.3)	-33.5%
<b>Total</b>	<b>160</b>	<b>129.6</b>	<b>1,413.1</b>	<b>1,035.0</b>	<b>(378.1)</b>	<b>-26.8%</b>

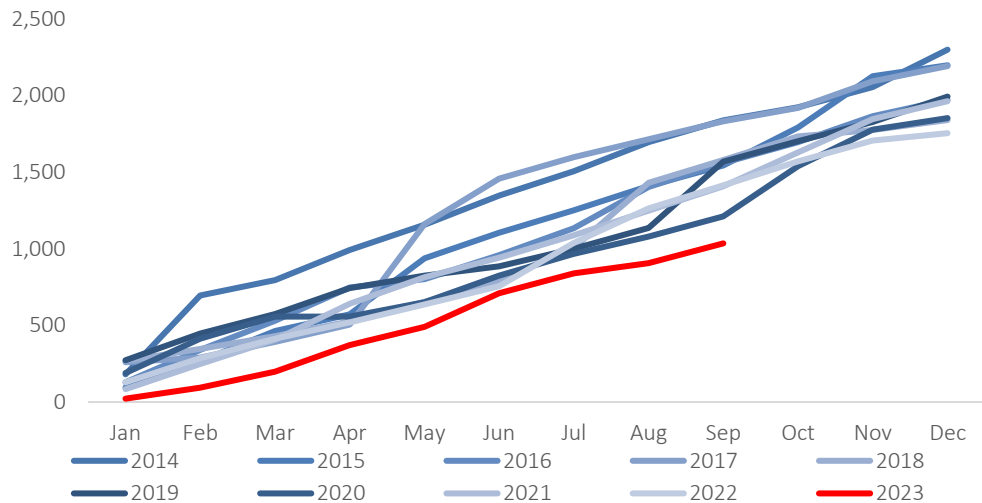
  

Plans Completed						
Additions	16	9.1	111.8	71.0	(40.7)	-36.5%
Commercial & Industrial	2	28.5	98.6	123.1	24.4	24.8%
Flats & Houses	31	38.1	285.2	340.8	55.7	19.5%
<b>Total</b>	<b>49</b>	<b>75.7</b>	<b>495.6</b>	<b>534.9</b>	<b>39.3</b>	<b>7.9%</b>

Source: City of Windhoek, IJG Securities

A total of **160 building plans were approved** by the City of Windhoek in September, 11 fewer than the 181 approved in August. In financial terms, **the approvals were valued at N\$129.6 million**, marking a 94.9% m/m increase from August's low base of N\$66.5 million. Year-to-date, approvals have been granted for 1,450 building plans with a total value of N\$1.04 billion. This represents a 23.8% reduction in the number of approvals compared to the same period in the previous year and a 26.8% decrease in terms of their overall value. On a cumulative twelve-month perspective, there has been a 20.6% decline in the number of approvals and a 30.1% decrease in value compared to the equivalent twelve-month period from a year ago. 49 Building plans, worth N\$75.7 million, were completed during the month.

Year-to Date Value of Building Plans Approved (N\$ millions)



Source: City of Windhoek, IJG Securities

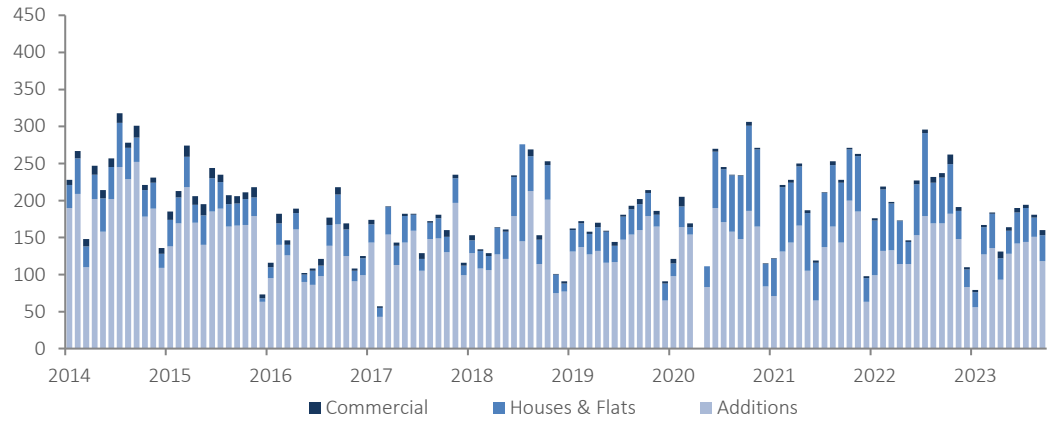
### Additions to Properties

118 Additions to properties were approved, valued at N\$57.6 million. While this represents the third-lowest number of approvals for the year, it is the fourth highest in value terms. Year-to-date, there have been approvals for 1,095 property additions, amounting to N\$427.3 million. This is 13.2% lower than the number of approvals recorded over the same horizon last year and 39.0% lower in value terms. The month saw 16 property additions completed, worth N\$9.1 million, around half the value of completions compared to the previous month.





Monthly Number of Plans Approved

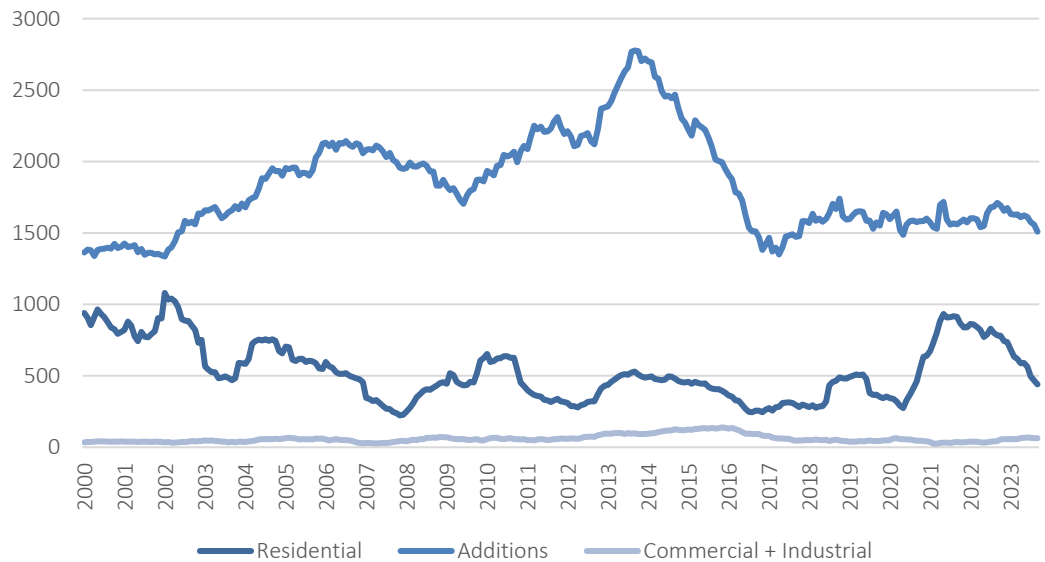


Source: City of Windhoek, IJG Securities

Residential Units

35 Residential building plans were granted approval in September worth a total N\$61.4 million. This is in line with the monthly average number of residential approvals we have seen so far this year but exceeds the N\$42.1 million monthly average value of approvals. The 12-month cumulative number and value of residential approvals have been declining consistently since August 2021, and at the end of September, stood at 441 units valued at N\$513.8 million. This is 43.6% lower in number terms than those approved over the corresponding 12-month period a year ago, and 37.7% lower in value terms. 31 Residential units, valued at N\$38.1 million, were completed during the month.

12-Month Cumulative Number of Plans Approved



Source: City of Windhoek, IJG Securities

Commercial & Industrial

7 commercial and industrial building plans were approved during the month, worth N\$10.5 million. This brings the year-to-date approvals of the sector to 43 plans, valued at N\$229.2 million. This represents a 19.4% increase in number terms compared to the same point in 2022 and a 59.0% y/y increase in monetary value. 2 Commercial and industrial building plans, valued at N\$28.5 million, were completed during September.

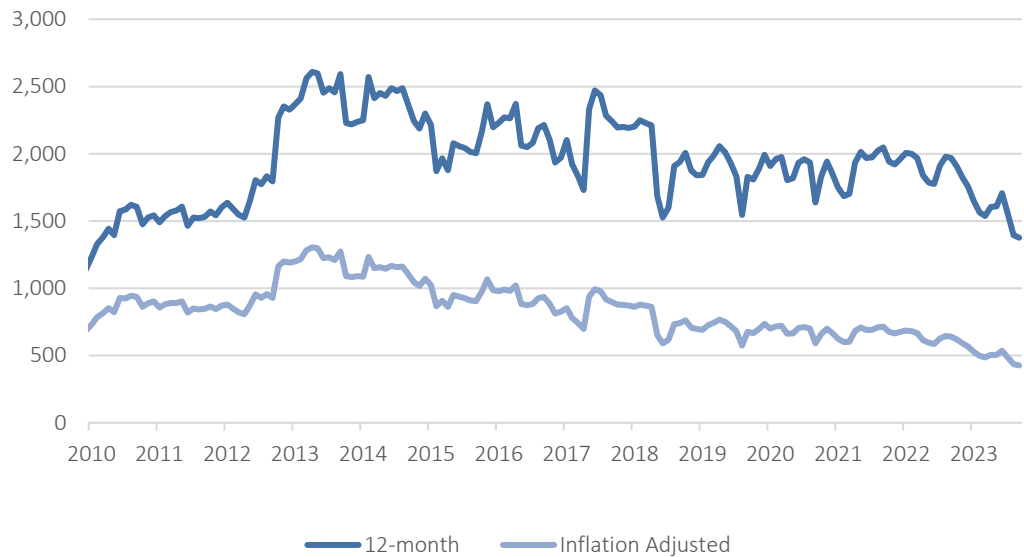




## The Bottom Line

The building plan approval data for September was broadly in line with the monthly figures that we have been seeing so far this year. However, longer-term trends still indicate subdued planned construction activity in the capital city. The number and value of building plan approvals recorded during the first three quarters this year are around 25% lower than those approved during the corresponding period a year ago. The graph below shows the extent to which the cumulative 12-month value of approvals have fallen in both nominal- and inflation-adjusted terms.

**12-Month Cumulative Value of Plans Approved (N\$ millions)**



Source: City of Windhoek, IJG Securities



## IJG Holdings

Mathews Hamutenya	Group Chairman		Tel: +264 (61) 256 699
Mark Späth	Group Managing Director	mark@ijg.net	Tel: +264 (81) 958 3510
Helena Shikongo	Group Financial Director	helena@ijg.net	Tel: +264 (81) 958 3528
Leonie de Klerk	Group Compliance Officer	leonie@ijg.net	Tel: +264 (81) 958 3533
Tashiya Josua	Group Financial Officer	tashiya@ijg.net	Tel: +264 (81) 958 3511
Lynnet Sasele	Financial Accountant	lynnet@ijg.net	Tel: +264 (81) 958 3536
Madeline Olivier	Group PA	madeline@ijg.net	Tel: +264 (81) 958 3500

## IJG Securities

Eric van Zyl	Managing Director Designate	eric@ijg.net	Tel: +264 (81) 958 3530
Leon Maloney	Equity & Fixed Income Dealing	leon@ijg.net	Tel: +264 (81) 958 3512
Maria Amutenya	Settlements & Administration	maria@ijg.net	Tel: +264 (81) 958 3515
Danie van Wyk	Head: Research	danie@ijg.net	Tel: +264 (81) 958 3534
Zane Feris	Sales and Research	zane@ijg.net	Tel: +264 (81) 958 3543

## IJG Wealth Management

Andri Ntema	Managing Director	andri@ijg.net	Tel: +264 (81) 958 3518
Wim Boshoff	Head Wealth Manager	wim@ijg.net	Tel: +264 (81) 958 3537
Aretha Thiert	Wealth Manager	aretha@ijg.net	Tel: +264 (81) 958 3540
Katja Greeff	Wealth Manager	katja@ijg.net	Tel: +264 (81) 958 3538
Ross Rudd	Portfolio Manager	ross@ijg.net	Tel: +264 (81) 958 3523
Lorein Kazombaruru	Wealth Administration	lorein@ijg.net	Tel: +264 (81) 958 3521
Francoise van Wyk	Wealth Administration	francoise@ijg.net	Tel: +264 (81) 958 3513
Calvin Mwinga	Wealth Administration	calvin@ijg.net	Tel: +264 (81) 958 3514

## IJG Capital

Jakob de Klerk	Managing Director	jakob@ijg.net	Tel: +264 (81) 958 3517
Mirko Maier	Business Analyst	mirko@ijg.net	Tel: +264 (81) 958 3531
Letta Nell	Business Analyst	letta@ijg.net	Tel: +264 (81) 958 3532
Lucas Martin	Business Analyst	lucas@ijg.net	Tel: +264 (81) 958 3541
Peterson Mbise	Business Analyst	peterson@ijg.net	Tel: +264 (81) 958 3532
Fares Amunkete	Value Add Analyst	fares@ijg.net	Tel: +264 (81) 958 3527

## IJG Investment Managers & IJG Unit Trusts

Dylan van Wyk	Portfolio Manager	dylan@ijg.net	Tel: +264 (81) 958 3529
---------------	-------------------	---------------	-------------------------

## IJG Advisory

Herbert Maier	Managing Director	herbert@ijg.net	Tel: +264 (81) 958 3522
Jolyon Irwin	Director	jolyon@ijg.net	Tel: +264 (81) 958 3500
Hugo van den Heever	Corporate Advisor	hugo@ijg.net	Tel: +264 (81) 958 3542
Ursula Gollwitzer	Assistant Corporate Advisor	ursula@ijg.net	Tel: +264 (81) 958 3535

No representation is given about, and no responsibility is accepted, for the accuracy or completeness of this document. Any views reflect the current views of IJG Holdings (Pty) Ltd. The views reflected herein may change without notice. IJG Holdings (Pty) Ltd provides this document to you for information purposes only and should not be construed as and shall not form part of an offer or solicitation to buy or sell securities or derivatives. It may not be reproduced, distributed or published by any recipient for any purposes.

Talk to **IJG** today ...

and let us make your money work for you

4th Floor, 1@Steps, C/O Grove and Chasie Street, Kleine Kuppe, Windhoek

P O Box 186, Windhoek, Namibia

Tel: +264 (61) 383 500 [www.ijg.net](http://www.ijg.net)

ADVISORY | BUSINESS BROKING | INVESTMENT MANAGEMENT | PRIVATE EQUITY | STOCKBROKING | WEALTH MANAGEMENT

