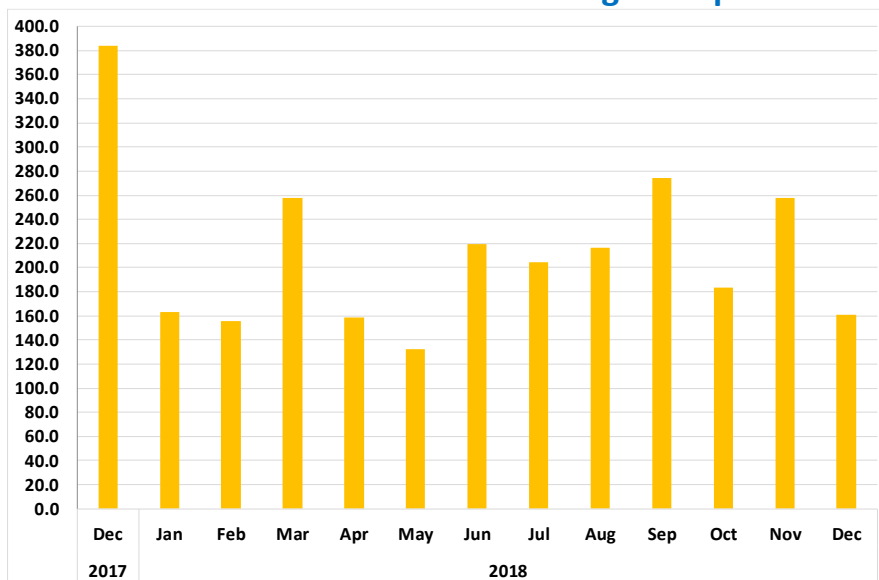


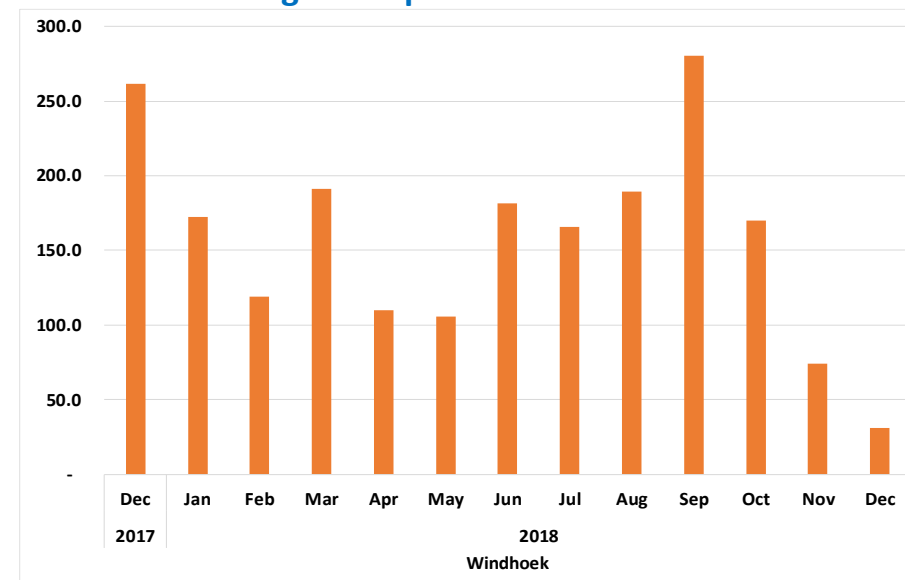


### Chart 1: The National Index for Buildings Completed



- The Composite Buildings Completed Index (**Windhoek, Swakopmund, Walvis Bay and Ongwediva**) for December 2018 stood at 161.2 basis points compared to 257.4 basis points recorded in the preceding month. These represent declines of 37.4 percent m/m and 58.0 percent y/y.
- The declines on m/m and over the year in the value of completed buildings was due to the decline recorded mainly in Windhoek and Walvis Bay towns.
- In value terms, Buildings Completed during the month of December 2018 amounted to N\$ 122.3 million compared to N\$ 195.3 million recorded for the previous month. The value of Buildings Completed recorded for December 2017, amounted to N\$ 291.3 million.

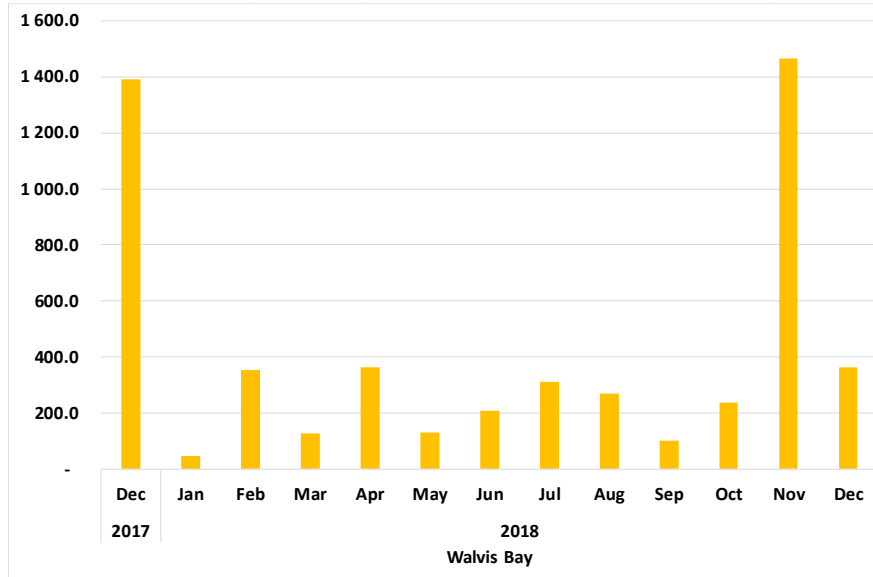
### Chart 2: Buildings Completed Index for Windhoek



- **Windhoek** Buildings Completed Index posted 31.2 basis points in December 2018 when compared to 74.0 basis points recorded for the previous month. These are declines of 57.8 percent m/m and 88.1 percent y/y.
- The declines on m/m and over the year were mainly due to the sharp slowdown of the improvements done on walls for the existing housing units.
- In value terms, **Windhoek** Buildings Completed, amounted to N\$ 16.5 million in December 2018 compared to N\$ 39.1 million recorded for the previous month.

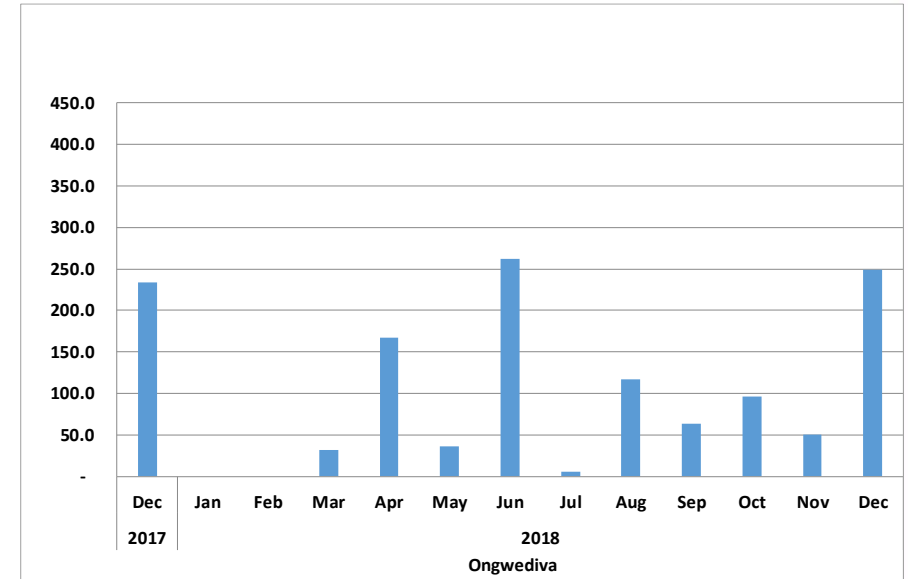


### Chart 3: Buildings Completed Index for Walvis Bay



- **Walvis Bay** Buildings Completed Index recorded 363.6 basis points in December 2018 compared to 1467.4 basis points registered for the previous month. These are declines of 75.2 percent m/m and 73.9 percent y/y.
- The decline on m/m and over the year were driven by the slowdown and improvements in the value of new industrial buildings that were registered during the period under review.
- In value terms, **Walvis Bay** Buildings Completed recorded an amount of N\$ 29.2 million for the period under review compared to N\$ 117.7 million recorded for November 2018.

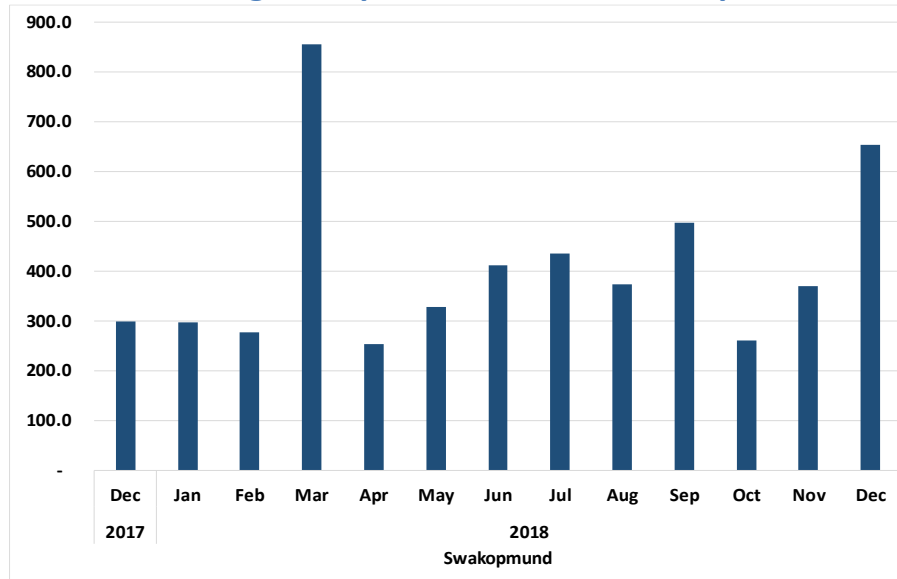
### Chart 4: Buildings Completed Index for Ongwediva



- **Ongwediva** Buildings Completed Index recorded 249.4 basis points in December 2018, compared to 50.5 basis points recorded for the previous month. These translate into increases of 394.3 percent m/m and 6.7 percent y/y.
- The increase on m/m were attributed mainly to the increase in value of the new units for residential buildings completed.
- In value terms, **Ongwediva** Buildings Completed, recorded an amount of N\$ 13.2 million in December 2018 compared to N\$ 2.7 million recorded for November 2018.



Chart 5: Buildings Completed Index for Swakopmund



- **Swakopmund** Buildings Completed Index posted 653.8 basis points in December 2018, compared to 368.9 basis points recorded for the previous month. These translate into increases of 77.2 percent m/m and 118.7 percent y/y.
- The increases on m/m and over the year were due to the increase in the value of new units for residential buildings, additions & alterations done on existing residential buildings during that period under review.
- In value terms, **Swakopmund** Buildings Completed, recorded an amount of N\$ 63.4 million in December 2018 compared to N\$ 35.8 million recorded for November 2018.



**Table 1: Indices of buildings completed**

		Ongwediva	Swakopmund	Walvis Bay	Windhoek	Composite index
2013	Jan	471.9	25.3	309.0	49.0	102.9
	Feb	62.3	109.7	250.5	107.2	119.5
	Mar	36.4	158.7	90.6	207.3	176.8
	Apr	135.2	147.0	127.9	118.8	124.5
	May	36.0	90.2	133.9	188.6	159.6
	Jun	31.7	133.3	217.2	139.9	139.7
	Jul	-	117.1	92.4	90.1	87.5
	Aug	841.4	150.8	85.5	72.1	137.3
	Sep	65.9	148.5	154.0	43.6	70.2
	Oct	15.5	150.3	92.8	112.3	108.4
	Nov	138.7	286.7	180.9	36.1	90.6
	Dec	56.6	203.1	285.9	29.0	80.3
2014	Jan	46.4	62.2	37.1	78.4	69.7
	Feb	49.1	145.8	71.8	165.7	145.1
	Mar	176.9	178.6	220.7	54.1	96.2
	Apr	55.1	56.2	93.4	57.6	61.0
	May	167.7	98.7	415.9	96.5	135.5
	Jun	162.2	164.0	307.1	57.3	104.7
	Jul	84.6	107.4	117.9	408.1	316.4
	Aug	174.8	442.5	173.5	95.6	153.7
	Sep	15.0	170.9	521.1	81.6	134.8
	Oct	140.6	105.6	298.2	319.2	277.2
	Nov	10.4	381.9	132.4	65.0	108.8
	Dec	-	81.6	560.6	54.2	107.5

**Table 1: Indices of buildings completed continued**

		Ongwediva	Swakopmund	Walvis Bay	Windhoek	Composite Index
2015	Jan	-	250.9	40.7	25.3	54.0
	Feb	385.0	482.1	220.6	187.1	242.2
	Mar	212.0	145.1	224.5	75.2	109.4
	Apr	-	574.2	3 080.8	38.3	425.8
	May	106.6	149.6	228.8	135.0	144.8
	Jun	8.5	305.9	140.0	39.3	81.9
	Jul	91.4	565.0	261.5	157.7	216.1
	Aug	282.8	421.3	338.4	26.1	127.5
	Sep	274.7	330.6	146.6	40.1	104.9
	Oct	-	235.0	345.9	91.3	130.3
	Nov	117.8	509.5	313.0	61.2	149.1
	Dec	21.7	770.2	313.6	-	133.1
2016	Jan	298.1	41.5	245.4	74.7	104.1
	Feb	4.7	84.7	133.1	30.1	46.2
	Mar	8.6	159.3	389.2	53.0	99.1
	Apr	108.0	293.0	345.7	67.2	128.4
	May	28.4	227.7	208.5	60.7	95.4
	Jun	119.5	269.0	223.1	164.5	180.9
	Jul	336.2	342.3	762.5	106.4	221.9
	Aug	203.5	497.6	161.9	39.2	122.2
	Sep	80.1	335.2	356.7	50.3	121.2
	Oct	34.1	334.4	101.3	86.4	116.1
	Nov	8.2	242.6	438.1	114.0	157.4
	Dec	15.5	423.2	926.4	-	153.1
2017	Jan	19.6	227.1	116.7	14.9	53.1
	Feb	136.3	126.0	112.8	54.5	75.5
	Mar	13.0	290.3	303.9	77.0	123.8
	Apr	111.4	572.0	333.5	22.2	131.6
	May	348.9	246.6	938.6	48.4	188.8
	Jun	418.2	360.9	170.2	69.8	141.9
	Jul	-	630.7	157.5	172.6	217.5
	Aug	80.4	484.5	324.8	38.1	128.5
	Sep	231.6	400.6	527.8	74.0	174.7
	Oct	70.8	643.3	88.8	100.4	166.5
	Nov	80.5	390.9	360.9	165.3	208.9
	Dec	233.9	299.0	1 393.1	261.6	384.1
2018	Jan	-	297.1	45.5	172.5	162.9
	Feb	-	277.1	353.4	118.8	155.5
	Mar	32.2	855.0	127.4	191.1	258.1
	Apr	167.0	253.3	364.0	109.6	158.9
	May	36.5	327.7	131.3	105.8	132.0
	Jun	262.7	411.6	207.9	181.4	219.3
	Jul	5.3	434.4	311.6	165.9	204.5
	Aug	117.4	372.7	267.8	189.4	216.1
	Sep	63.5	497.1	101.2	280.4	274.0
	Oct	96.5	260.9	237.4	169.7	183.4
	Nov	50.5	368.9	1 467.4	74.0	257.4
	Dec	249.4	653.8	363.6	31.2	161.2



## Methodology

**Data Sources:** Selected local authorities from the following town councils:

- Ongwediva**
- Swakopmund**
- Walvis Bay**
- Windhoek**

**Base year:** 2010

**Calculations of index:** The NSA monitors the value and number of buildings completed for 24 local authorities on a monthly basis. Four of these towns that accounted for 92 percent of the total value of all buildings completed in 2010 have been selected for the index compilation.