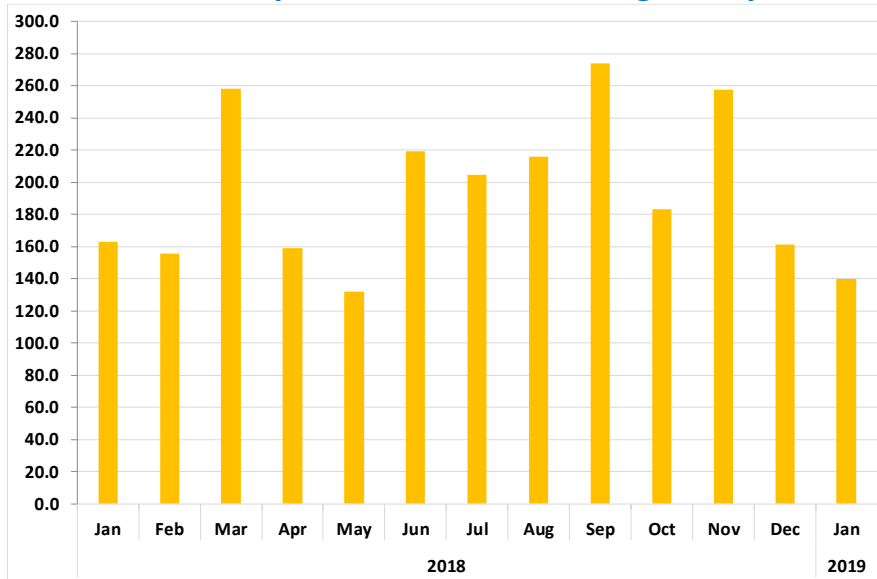


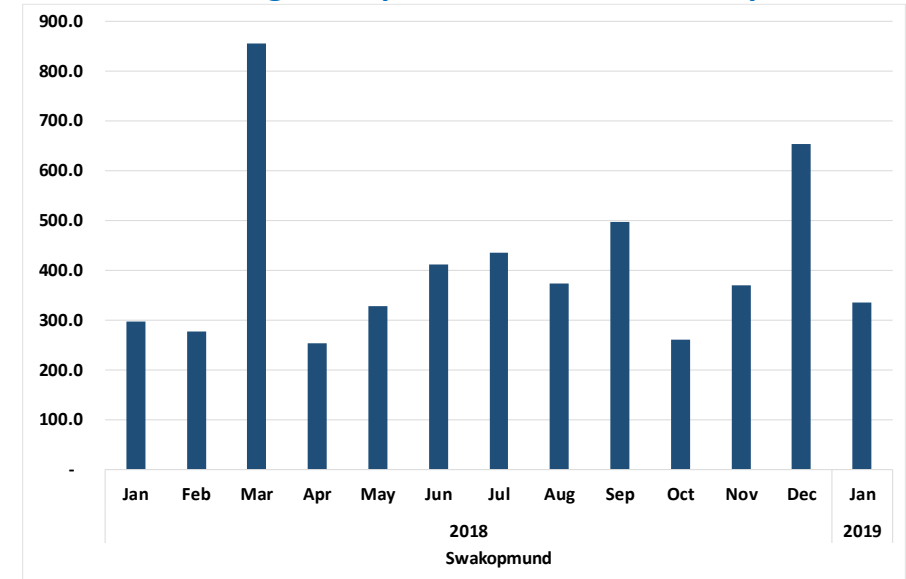


Chart 1: The Composite Index for Buildings Completed



- The Composite Buildings Completed Index (**Windhoek, Swakopmund, Walvis Bay and Ongwediva**) for January 2019 stood at 139.7 basis points compared to 161.2 basis points recorded in the preceding month. These represent declines of 13.3 percent m/m and 14.2 percent y/y.
- These declines in the value of completed buildings was mainly in Swakopmund, Walvis Bay and Ongwediva towns.
- In value terms, Buildings Completed during the month of January 2019 amounted to N\$ 106.0 million compared to N\$ 122.3 million recorded for the previous month. The value of Buildings Completed recorded for January 2018, amounted to N\$ 123.6 million.

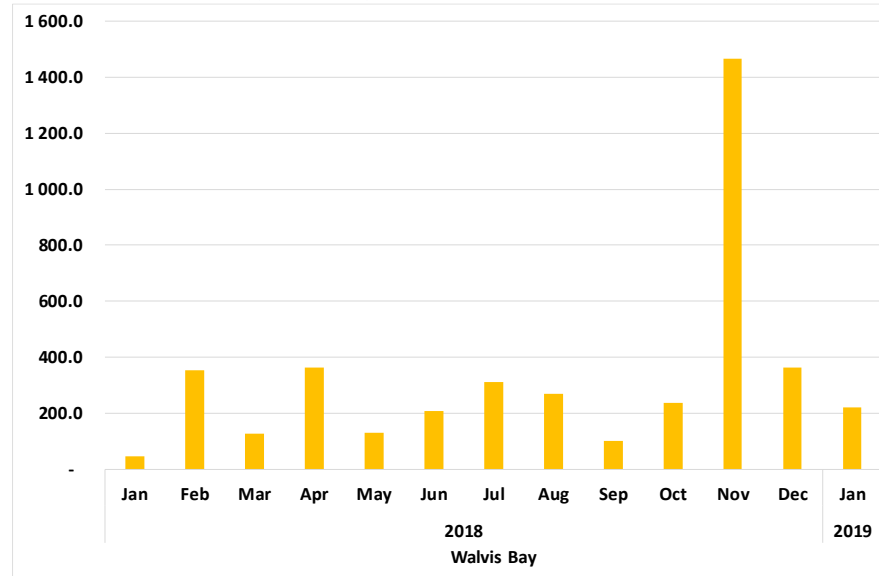
Chart 2: Buildings Completed Index for Swakopmund



- **Swakopmund** Buildings Completed Index posted 335.5 basis points in January 2019, compared to 653.8 basis points recorded for the previous month. These translate into a decline of 48.7 percent m/m and an increase of 12.9 percent y/y.
- The decline on m/m was due to the decrease in the value of new units for residential buildings as well as additions & alterations done on existing residential buildings during that period under review.
- In value terms, **Swakopmund** Buildings Completed, recorded N\$ 32.5 million in January 2019 compared to N\$ 63.4 million recorded for December 2018.

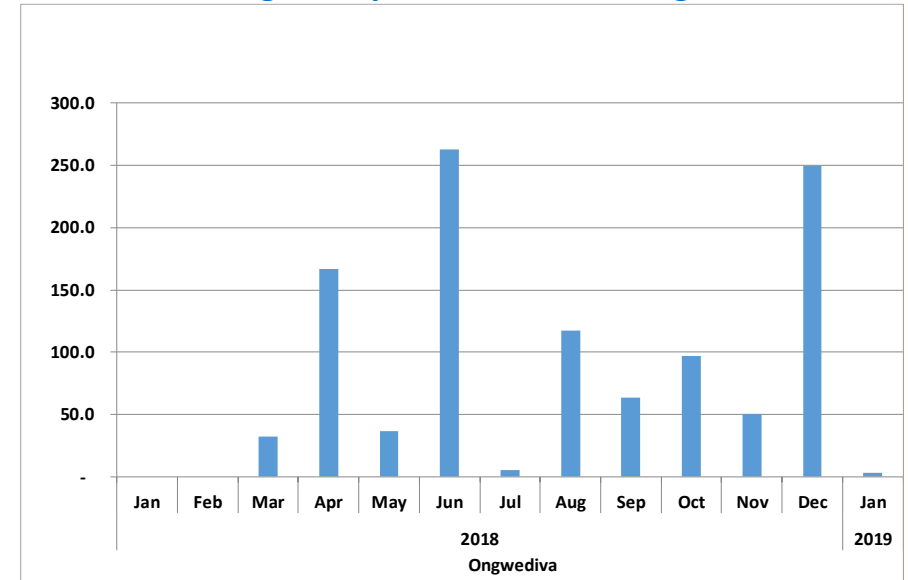


Chart 3: Buildings Completed Index for Walvis Bay



- **Walvis Bay** Buildings Completed Index stood at 219.3 basis points in January 2019 compared to 363.6 basis points registered for the previous month. These represent a decline of 39.7 percent m/m and an increase of 382.1 percent y/y.
- The decline on m/m were driven by the reduction in the value of new residential buildings.
- In value terms, **Walvis Bay** Buildings Completed recorded an amount of N\$ 17.6 million during the period under review compared to N\$ 29.2 million recorded for December 2018.

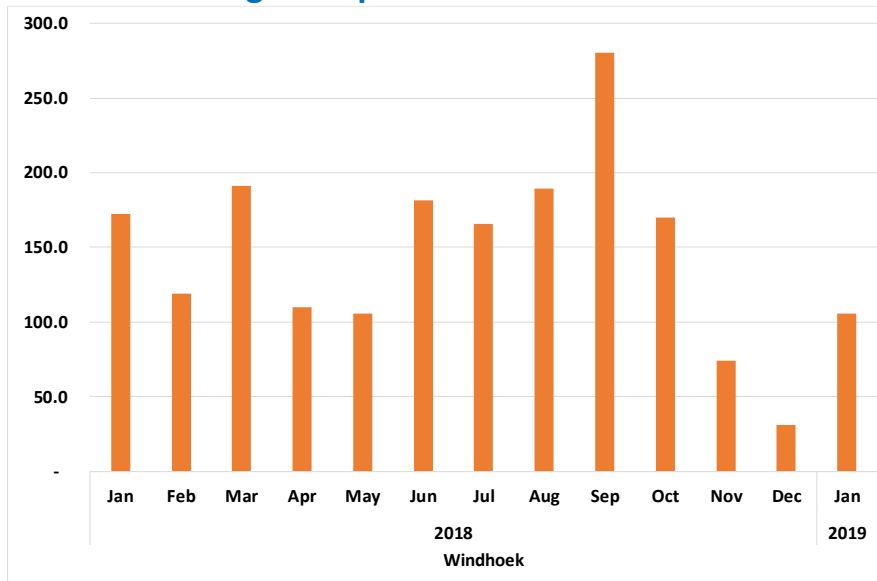
Chart 4: Buildings Completed Index for Ongwediva



- **Ongwediva** Buildings Completed Index was 2.7 basis points in January 2019, compared to 249.4 basis points recorded for the previous month. These translate into a decline of 98.9 percent m/m.
- The decline on m/m were attributed mainly to the slowdown in value of the additions & alterations done on existing residential buildings during the period under review.
- In value terms, **Ongwediva** Buildings Completed, recorded N\$ 0.1 million in January 2019 compared to N\$ 13.2 million recorded for December 2018.



Chart 5: Buildings Completed Index for Windhoek



- **Windhoek** Buildings Completed Index posted 105.5 basis points in January 2019 compared to 31.2 basis points recorded for the previous month. This represents an increase of 237.7 percent m/m and a decline of 38.8 percent y/y.
- The increase in m/m was mainly due to the increase in value of additions and alterations done on walls for the existing housing units, while over the year the decline was due to the decline in value of additions and alterations done into commercial buildings.
- In value terms, **Windhoek** Buildings Completed, amounted to N\$ 55.7 million in January 2019 compared to N\$ 16.5 million recorded for the previous month.



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
2019	Jan	2.7	335.5	219.3	105.5	139.7



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.