

**NAIROBI PERMITTING ACTIVITY REPORT
APRIL - JUNE 2015**



Nation Apartments under construction in Nairobi. Nation Media File

The 2nd Quarter 2015 Planning Permitting Activity Report provides a summary of statistical information on planning permitting activity in Nairobi from April to June 2015. During this reporting period, only City Council of Nairobi statistics are used as references.

This report uses standardized data submitted to Nairobi City County. The report highlights information on applications received and decided, development location, type and value, department revenue from applications and permit processing performance.

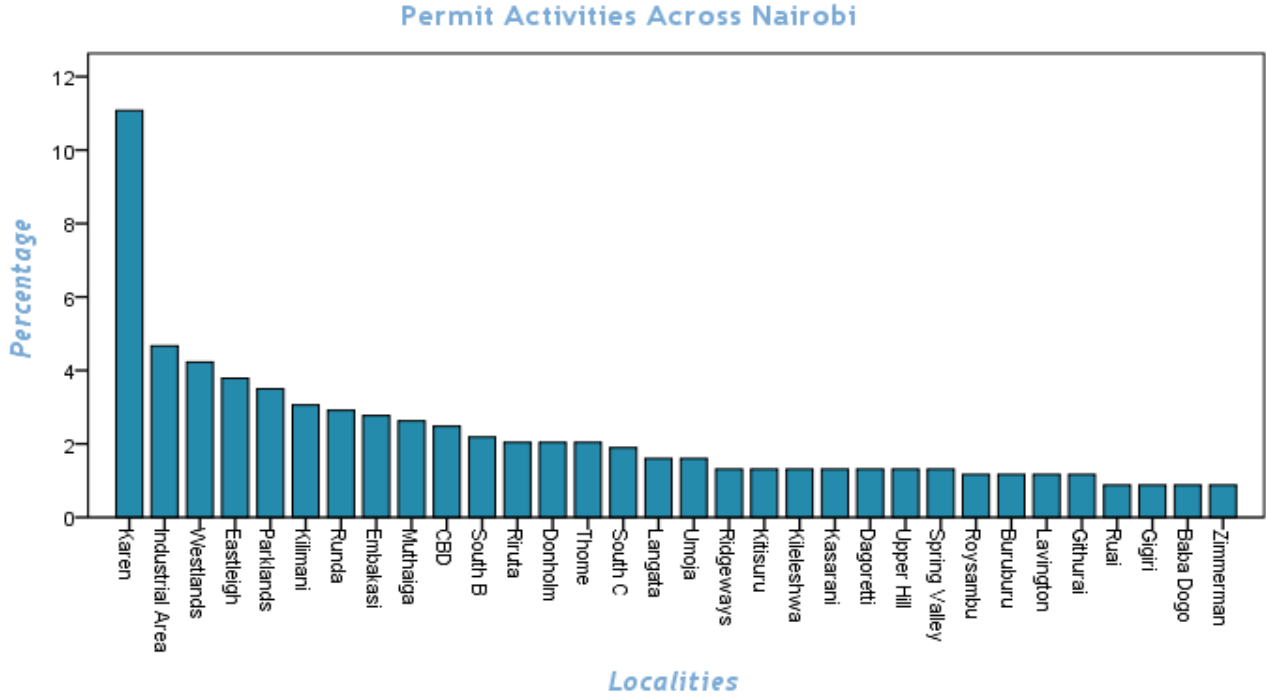
A total of 686 planning applications were agreed upon during this period. Other key statistics from this report include:

- Value of approved permits represents Kshs. 52, 200, 780, 525 worth of development projects and permitting fees collected were Kshs. 386, 821, 437;
- 11.1% of the total number of buildings permitted/approved were located in Karen, 4.5% in the Industrial area, 4.2% of the permits approved were located in Westlands, 3.8% in Eastleigh and 3.5% located in the Parklands area;
- Building Classification as based on the Building code - 557 in Domestic Class (domestic building, commercial developments and offices), 79 in Public Class (religious buildings, social halls, libraries, schools, etc.) and 50 in Warehouse Class (factories, industries and go downs);
- 81.2% of the total number of buildings approved were in the Domestic Class, 11.5% were in the Public Class, whereas 7.3% were in the Warehouse Class.

A comparative analysis is provided at close against all quarter's performance.

PERMIT APPLICATION ACTIVITY BY LOCALITY

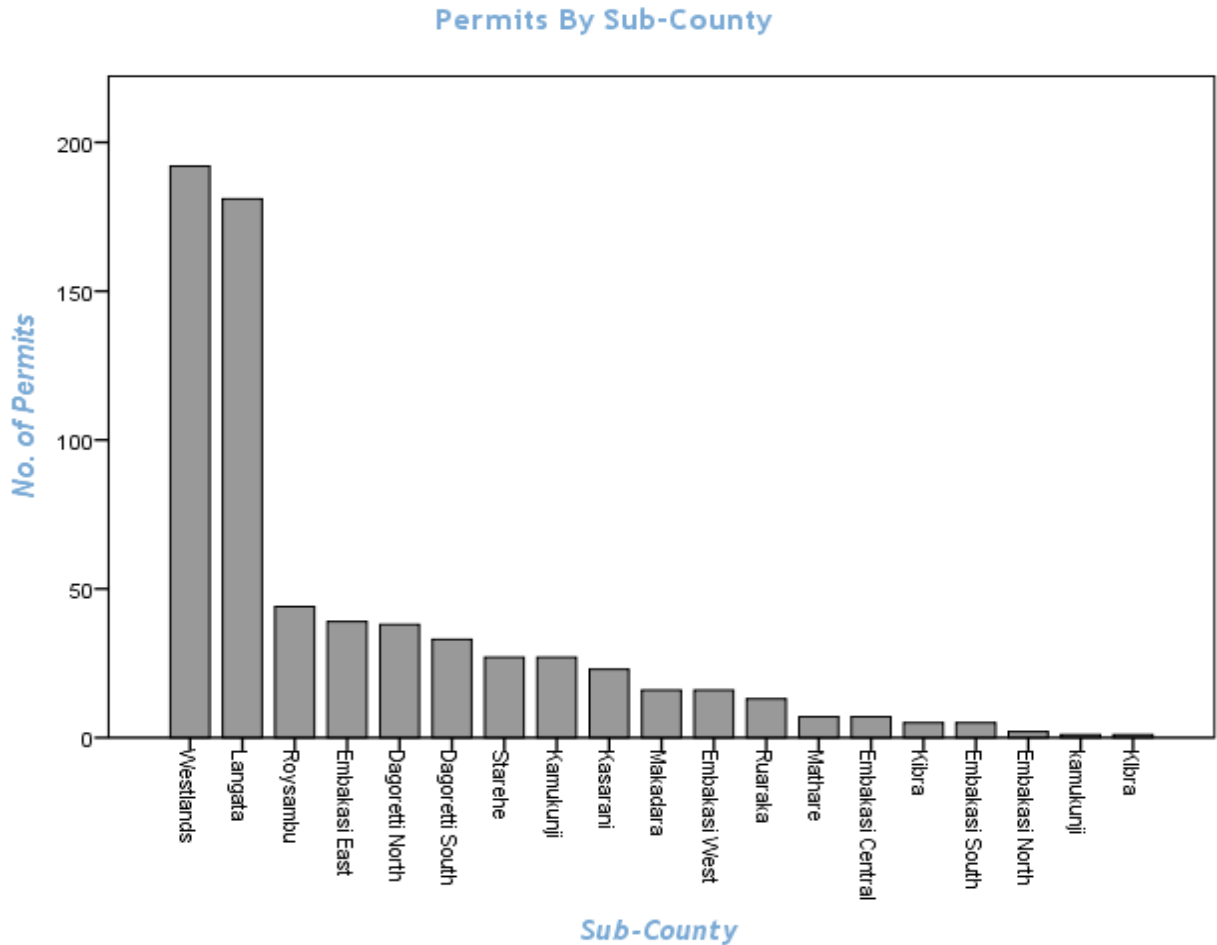
The number of permit applications received in various locations.



There are more development activities on the Western side of Nairobi compared to the Eastern side probably because of the more space available and the demand for housing.

NB: Localities that do not appear in the graph had less than 1% presentation.

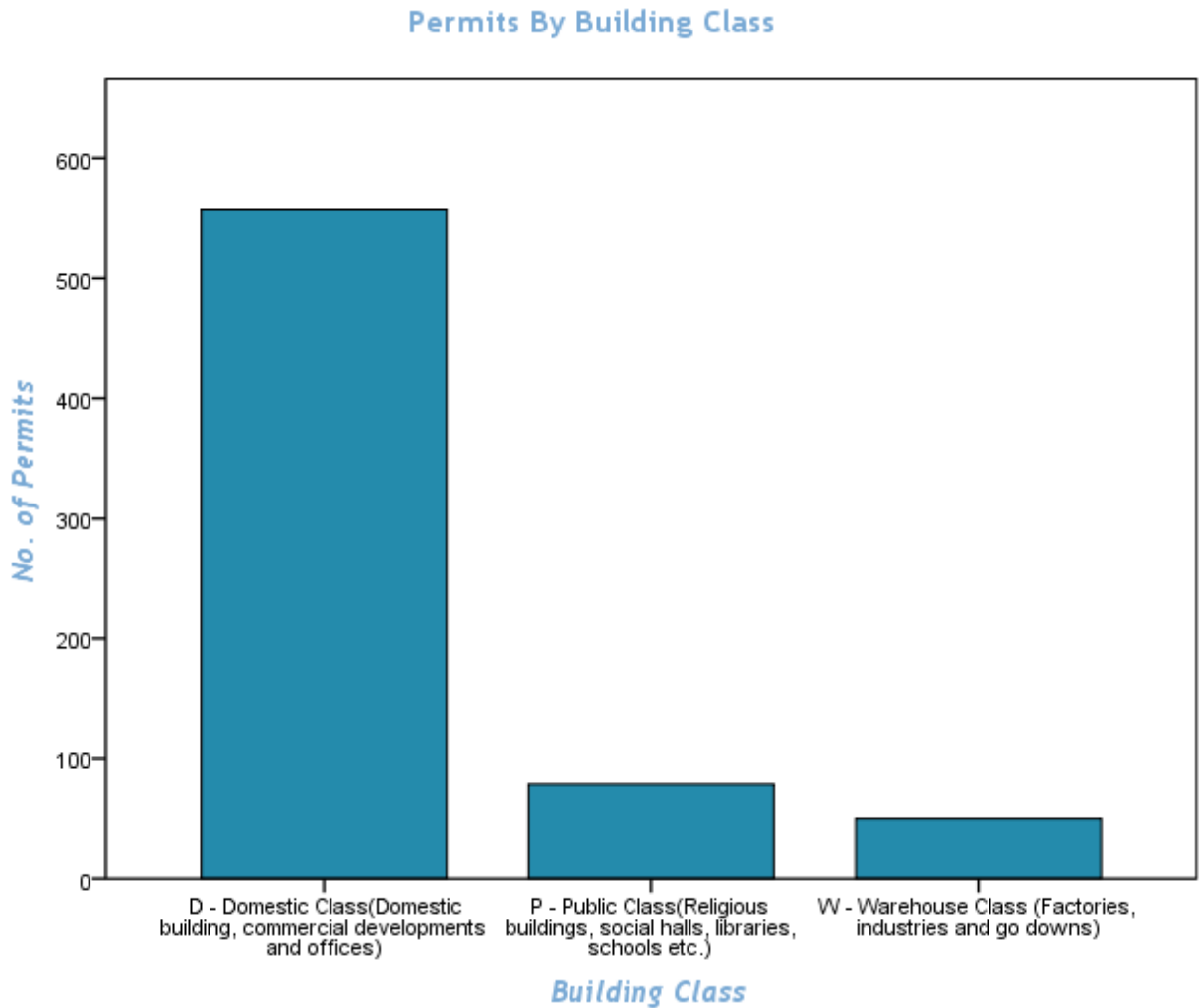
PERMIT APPLICATION ACTIVITY BY SUB - COUNTY



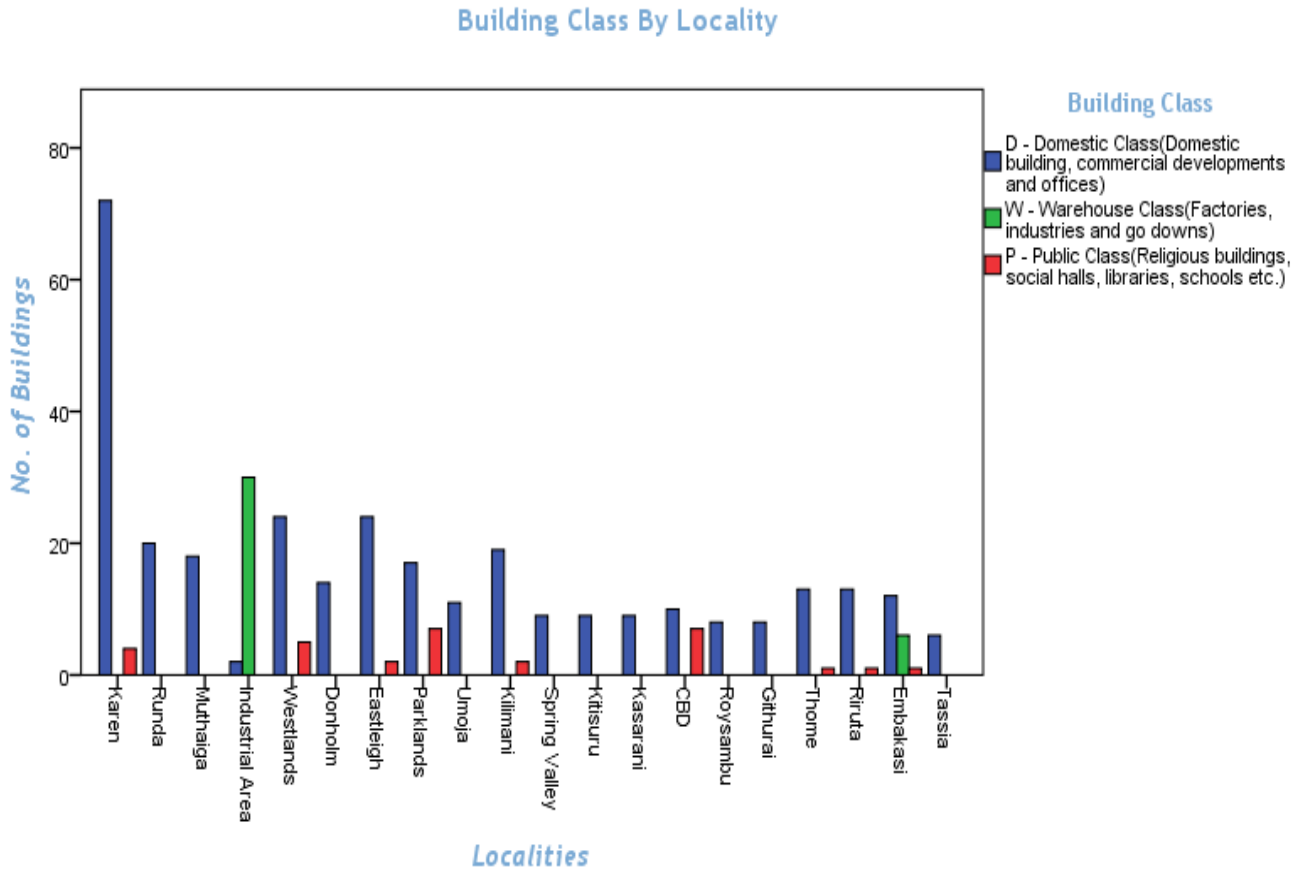
Westlands and Langata are the two notable Sub-Counties which had most permits compared to the rest.

DWELLING RELATED ACTIVITY ACROSS NAIROBI

Buildings approved included domestic buildings, commercial developments, offices, religious buildings, social halls, libraries, schools, factories, industries and go downs. The following graph identifies permit applications that relate to various building classes.

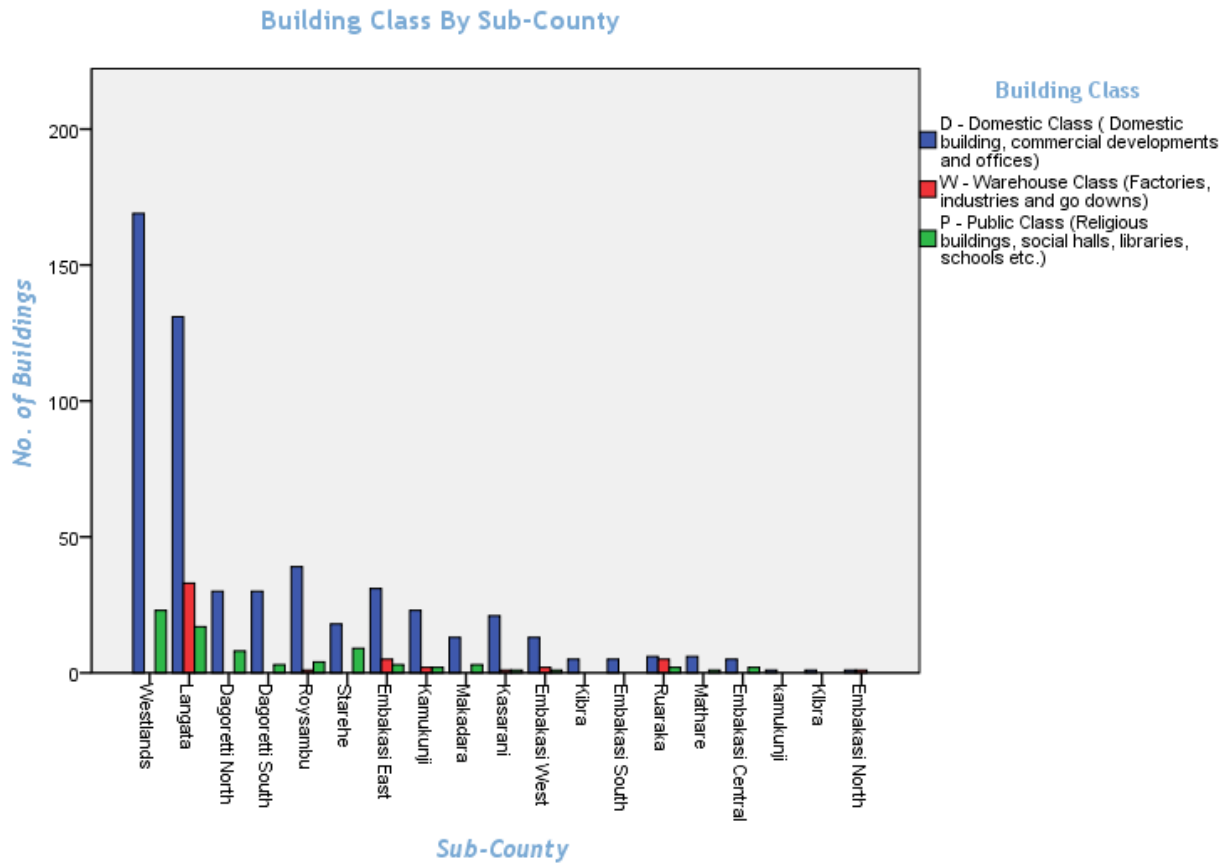


BUILDING CLASS BY LOCALITY



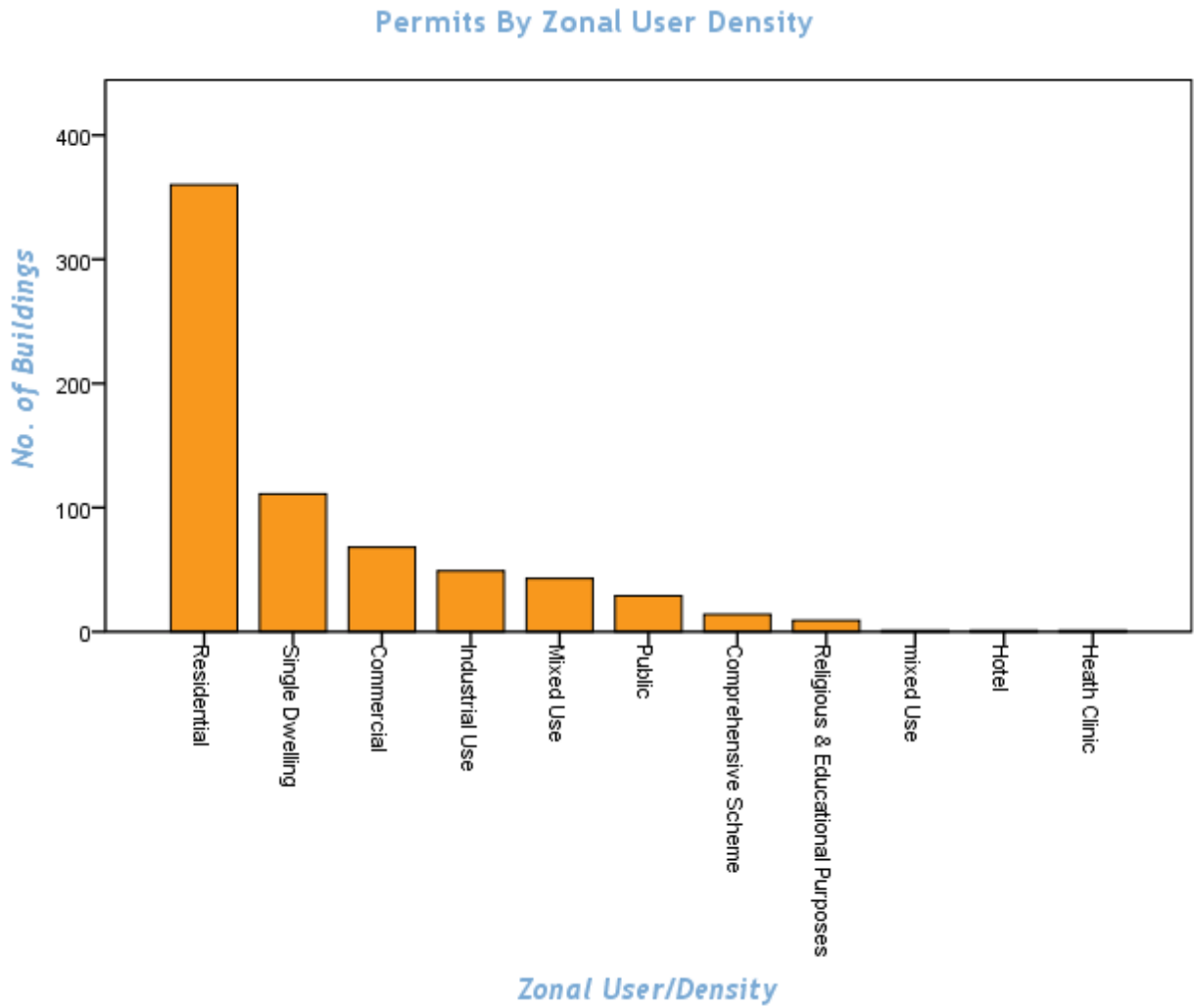
Domestic Class of buildings has the most buildings while Industrial Area tops with Warehouse Class.

BUILDING CLASS BY SUB COUNTY



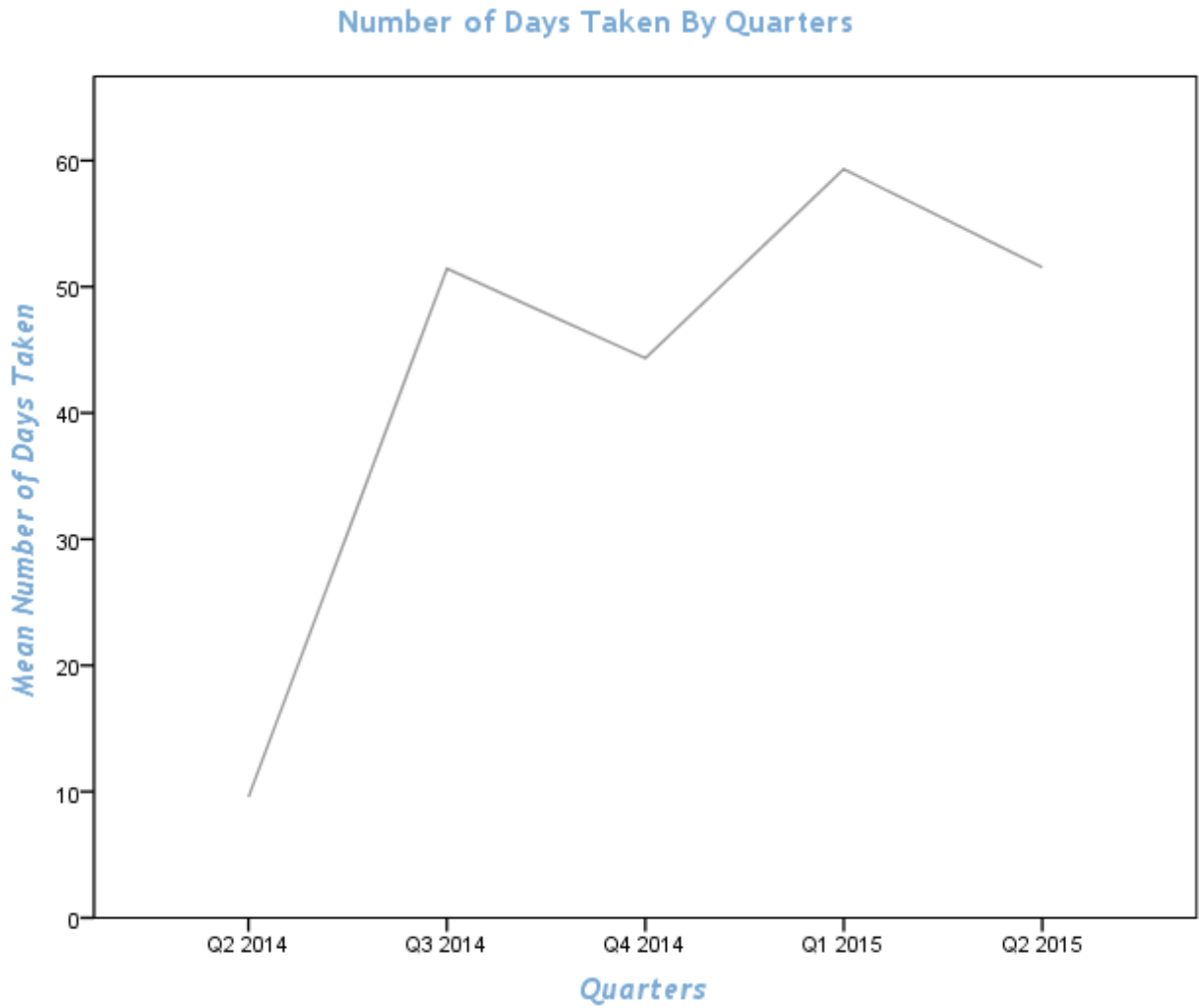
It seems that the Domestic Class has the highest number of approvals in all the sub-counties. The Warehouses dominates Industrial Area and Embakasi.

NUMBER OF APPROVALS BY ZONAL USER DENSITY



Residential houses are dominants according to the data.

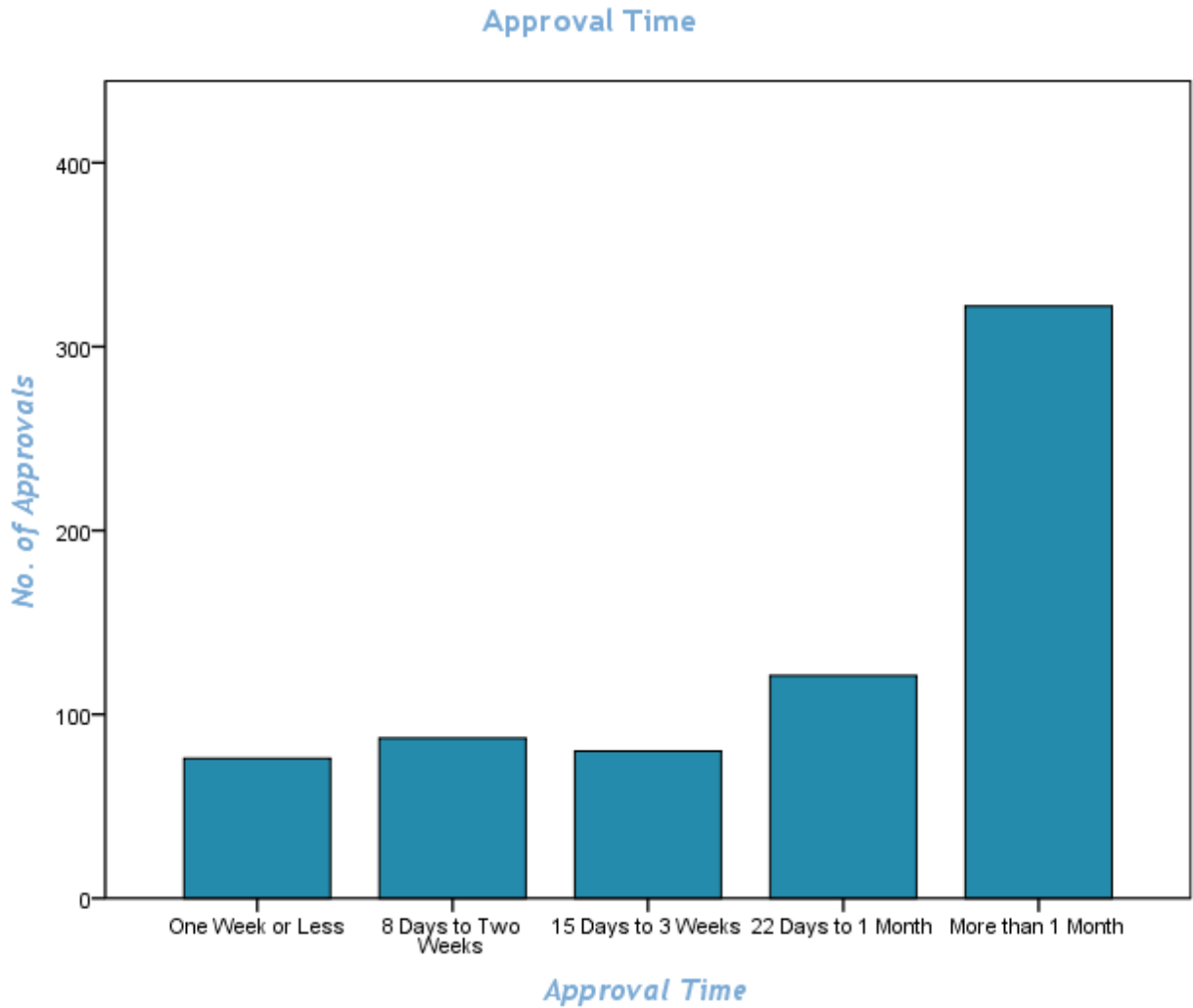
APPROVAL TIME BY QUARTERS



The mean number of days was at peak on the Q1 2015. In Q2 2015 it reduced but still remains high as compared to 2014.

PERMIT PROCESSING PERFORMANCE

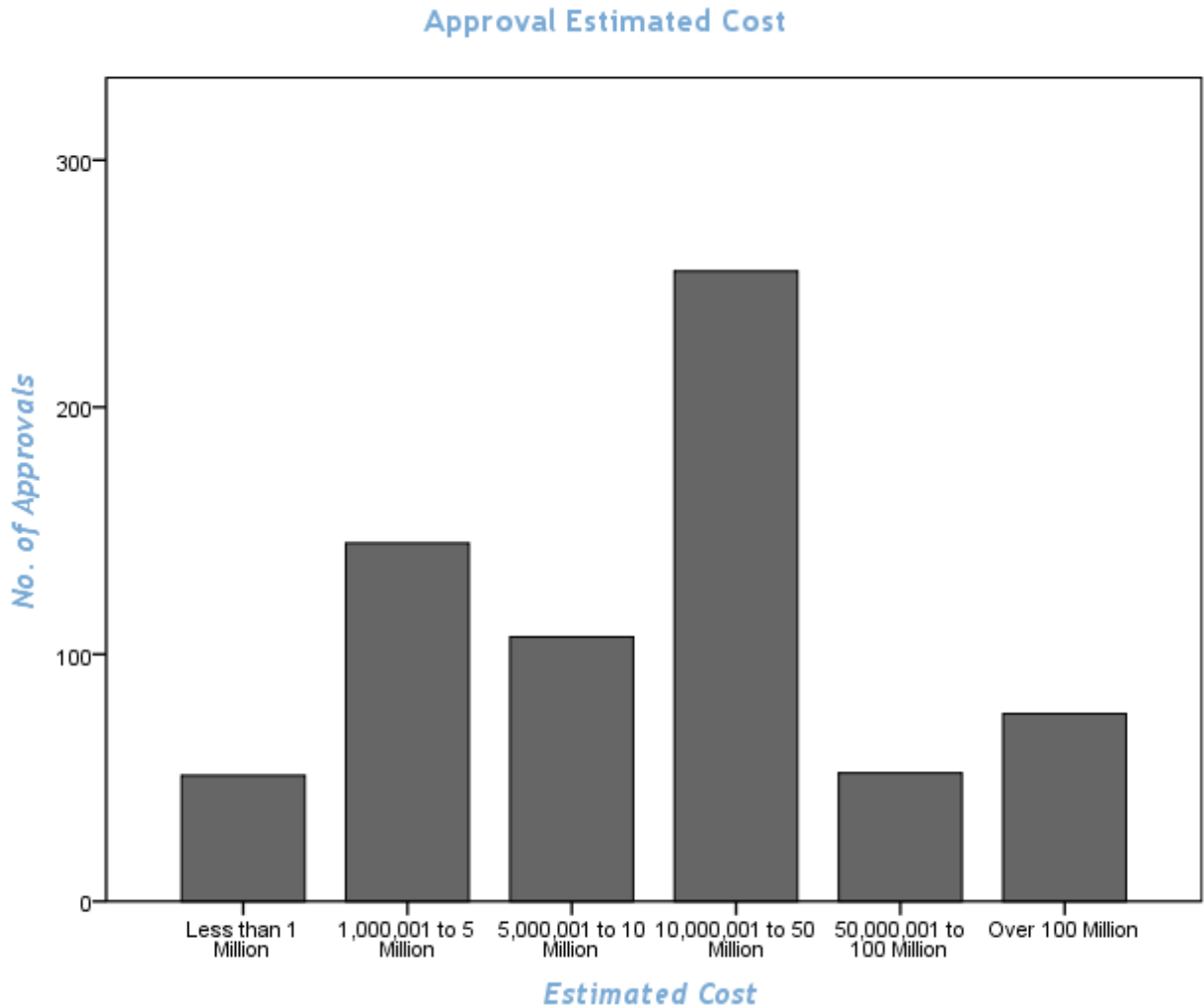
The number of days for approval - submission to decision.



It clearly shows that most of the planning applications took more than one month to be approved.

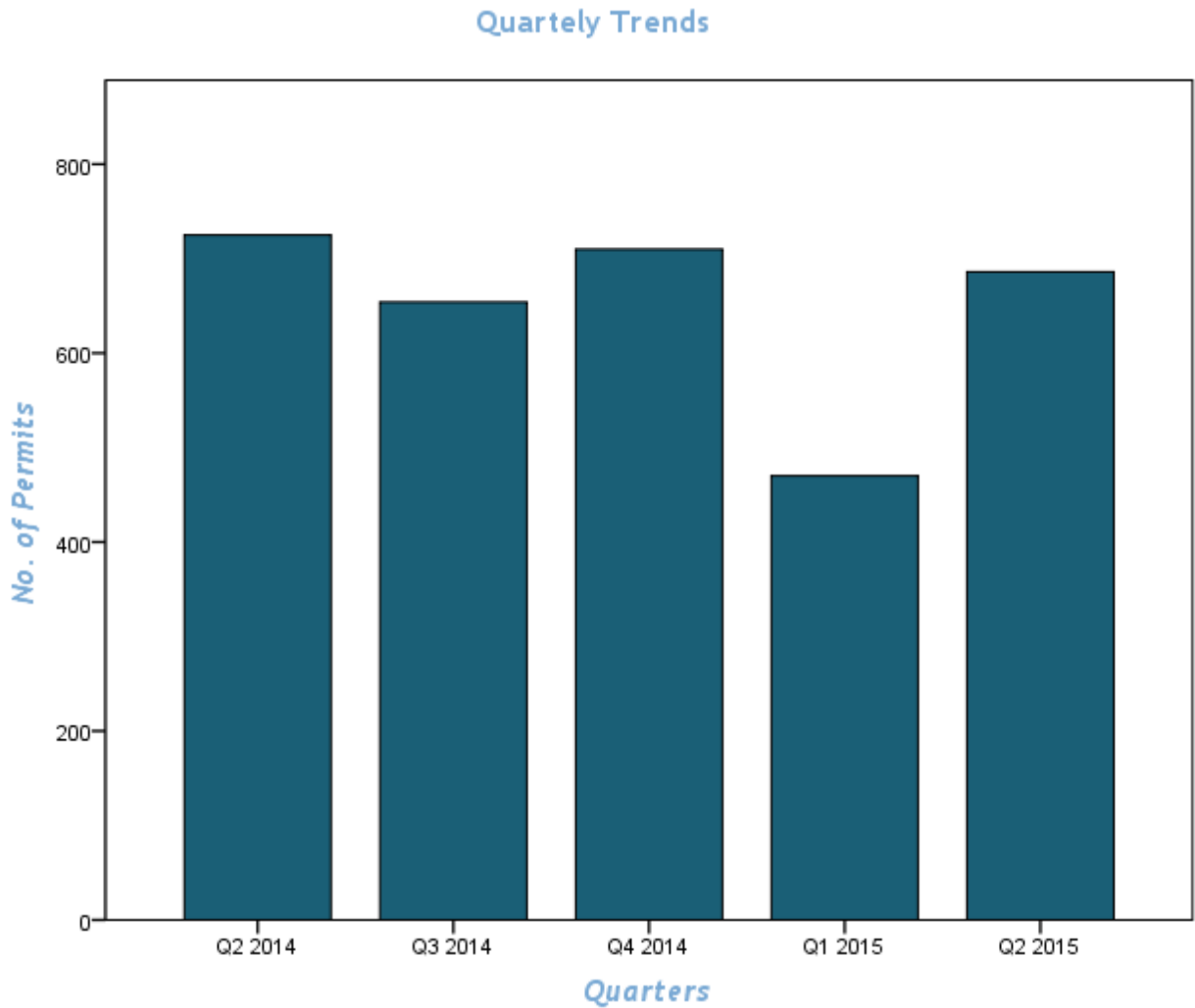
BUILDING PERMIT APPROVAL VALUES

The value of development approved by granted permit.



Most of the approvals had an estimated cost of between 10 Million to 50 Million.

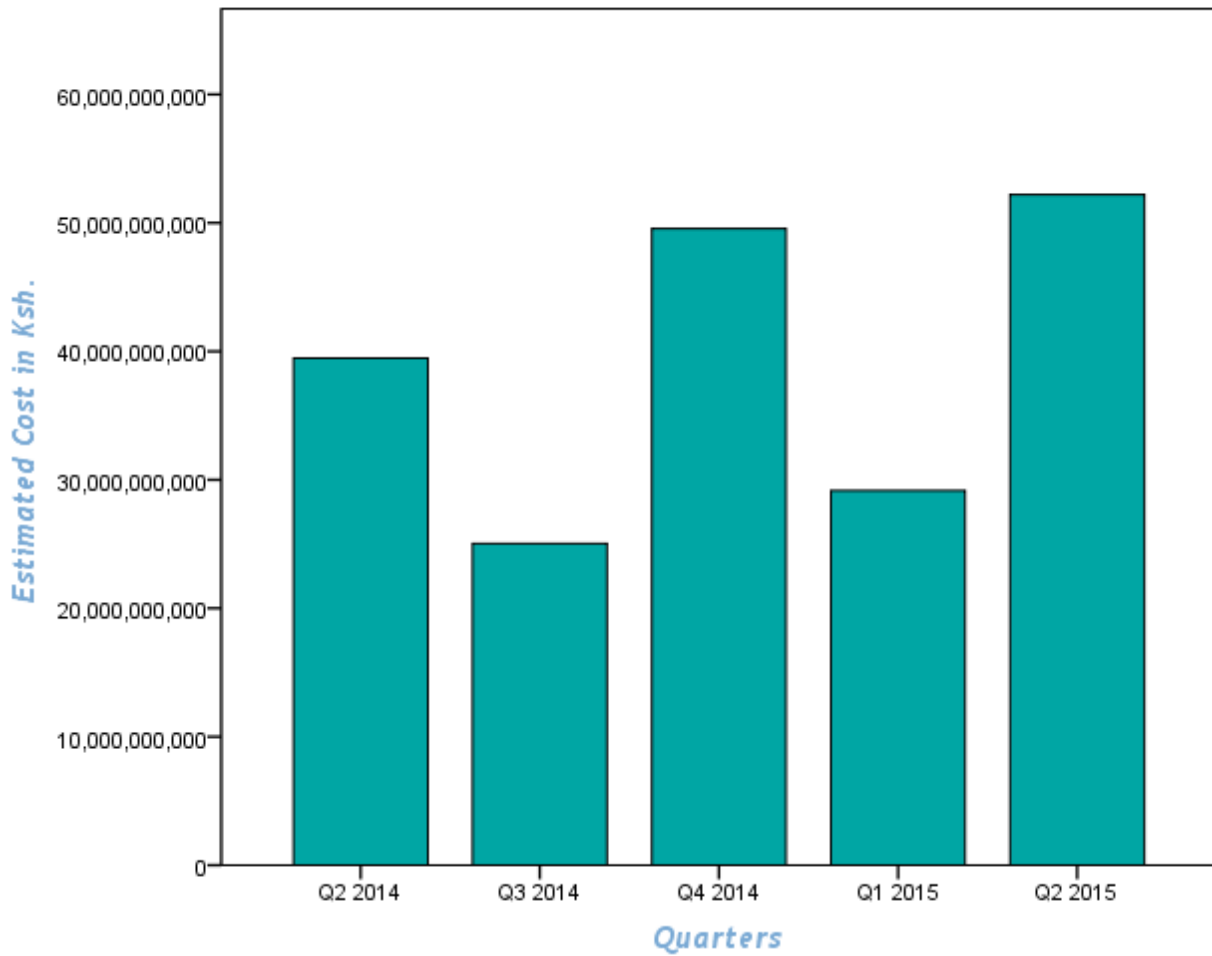
PERMITTING APPLICATION ACTIVITY TREND IN NAIROBI



There is a huge rise in the no of approvals for the second quarter 2015 compared to the first quarter 2015. However, there is a slight fall in the number of permits for the second quarter 2015 compared to the approvals for the same period in the year 2014.

THE VALUE TREND OF DEVELOPMENT PERMITTED BY THE NAIROBI CITY COUNTY

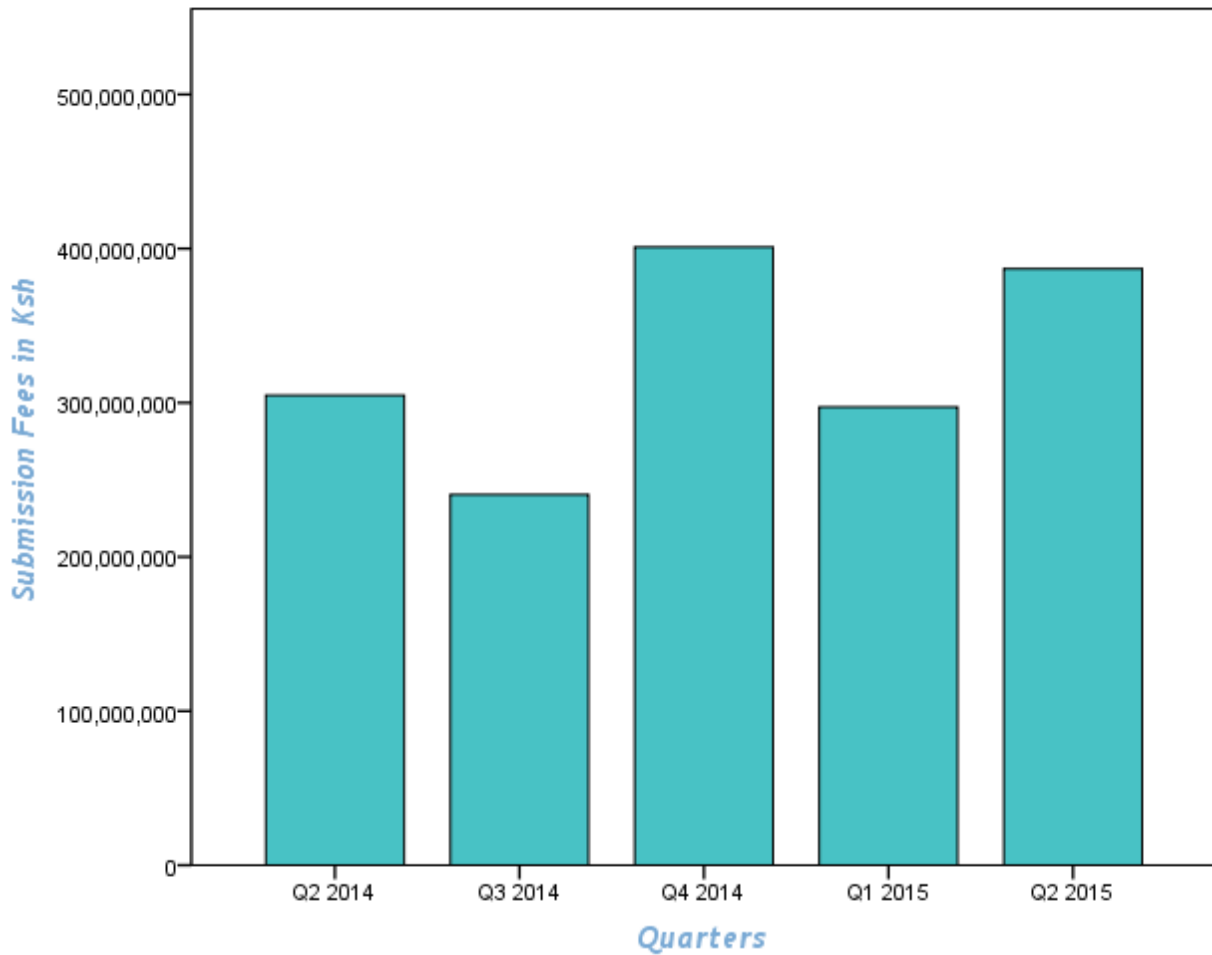
Total Estimated Cost By Quarters



There is an increase in the value of approved permits for the 2015 second quarter compared to other quarters.

FEE COLLECTION TREND ON PERMIT APPLICATIONS BY THE NAIROBI CITY COUNTY

Total Submission Fees By Quarters



Second quarter (Q2 2015) follows quarter four (Q4 2014) with the highest value of fees collected as the submission fees.

COMPARATIVE ANALYSIS OF Q2 2014 TO Q2 2015

DETAILS	QUARTERS				
	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015
No. of Permits Released	725	654	710	470	686
Total submission fees paid in Kshs.	304,776,160	240,311,813	400,991,153	297,230,855	386,821,437
Total worth of developments approved in Kshs.	39,477,610,465	25,040,645,000	49,562,034,069	29,152,486,217	52,200,780,525
PERMITS BY BUILDING CLASS					
D (Domestic Buildings)	570 (78.6%)	527 (80.6%)	547 (77.0%)	372 (79.1%)	557 (81.2%)
P (Public Buildings)	95 (13.1%)	69 (10.6%)	78 (11.0%)	58 (12.3%)	79 (11.5%)
W (Warehouse Buildings)	60 (8.3%)	58 (8.9%)	85 (12.0%)	40 (8.5%)	50 (7.3%)
LEADING LOCALITIES					
Karen	81	67	79	45	76
Industrial Area	44	51	67	20	31
Westlands	28	30	33	18	29
Kilimani	27	22	25	13	21
Eastleigh	19	21	25	17	26

It is noted that there has been an increase in the worth of developments approved. Domestic buildings have the highest number of approvals which has been the trend since April 2014. Also, the leading localities have remained constant throughout the period.

NB:

- Q1 - First Quarter**
- Q2 - Second Quarter**
- Q3 - Third Quarter**
- Q4 - Fourth Quarter**