

**THE KPDA NAIROBI CITY COUNTY GOVERNMENT (NCCG) BUILDING PERMITTING APPROVALS
REPORT**

JANUARY TO JUNE 2017

The 2017 half year KPDA NCCG Building Permitting Approvals Activity Report provides a summary of statistical information on planning permitting activity in Nairobi for the period between January to June 2017. Only statistics received from the Nairobi City County Government, Urban Planning Department have been used as references.

This report uses building permitting approval requests submitted to the Nairobi City County Government which are then analysed and approved by a specialist committee appointed by the Urban Planning Department of the Nairobi City County Government. The report contains information on applications that have been approved by the specialist committee highlighting development locations, types, values, application revenues and process performances.

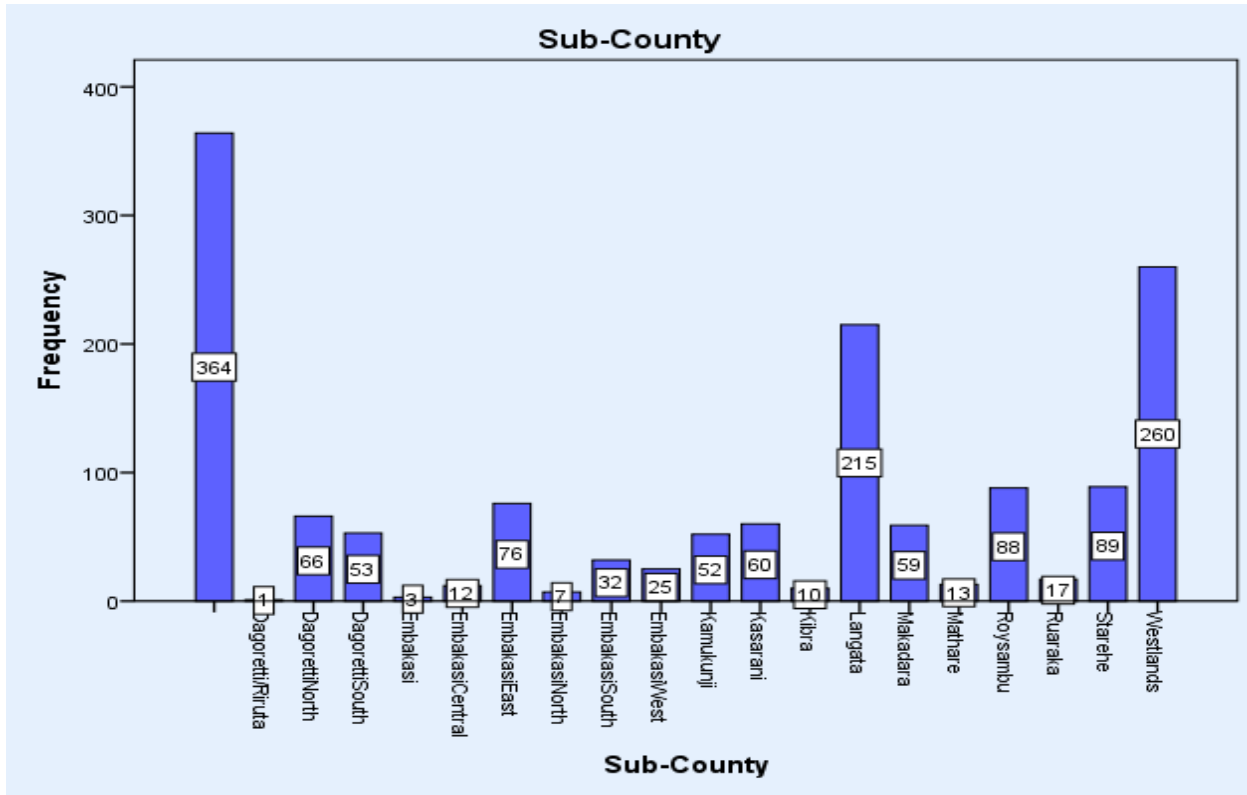
SUMMARY STATISTICS

A total of 1,140 planning permit applications were approved from January to June 2017 with June having the highest number of approvals (204) and April having the least (153). Other key statistics from this report include:

- The value of approved permits (for the period January - June 2017) represents over Kshs. 53.5 billion worth of development projects and permitting fees collected were over Kshs. 493.9 Million for the period January - June 2017;
- During 2016 the highest value of buildings submitted for approval was Kshs. 5, 367, 000, 000 (Kshs. 5.37 billion) by the Rosslyn Property Holdings Ltd (Proposed Mixed Use Development) and the maximum submission fee paid was Kshs. 57, 658, 610.
- On average the estimated value of building developments approved was Kshs. 47, 005, 492 and that of the submission fee was Kshs. 433, 629.
- Based on localities it was noted from the statistics that most of the developments were carried out in Karen, Westlands, Industrial Area, Kilimani and the Central Business District.
- Based on the Kenyan Building Code of 1997, this report depicts permits that were issued in the following average percentages in accordance to the named classifications below:
 - ♣ 80.9% (922) - Domestic Class (commercial developments, domestic buildings and offices)
 - ♣ 10.1% (115) - Public Class (social halls, religious buildings, libraries, schools, etc.)
 - ♣ 9% (103) - Warehouse Class (industries, factories, and go downs)

The statistics show that in the first half of the year 2017, approved proposed developments of the Domestic Classification had the highest level of approvals issued.

PERMIT APPLICATION ACTIVITY BY SUB-COUNTY



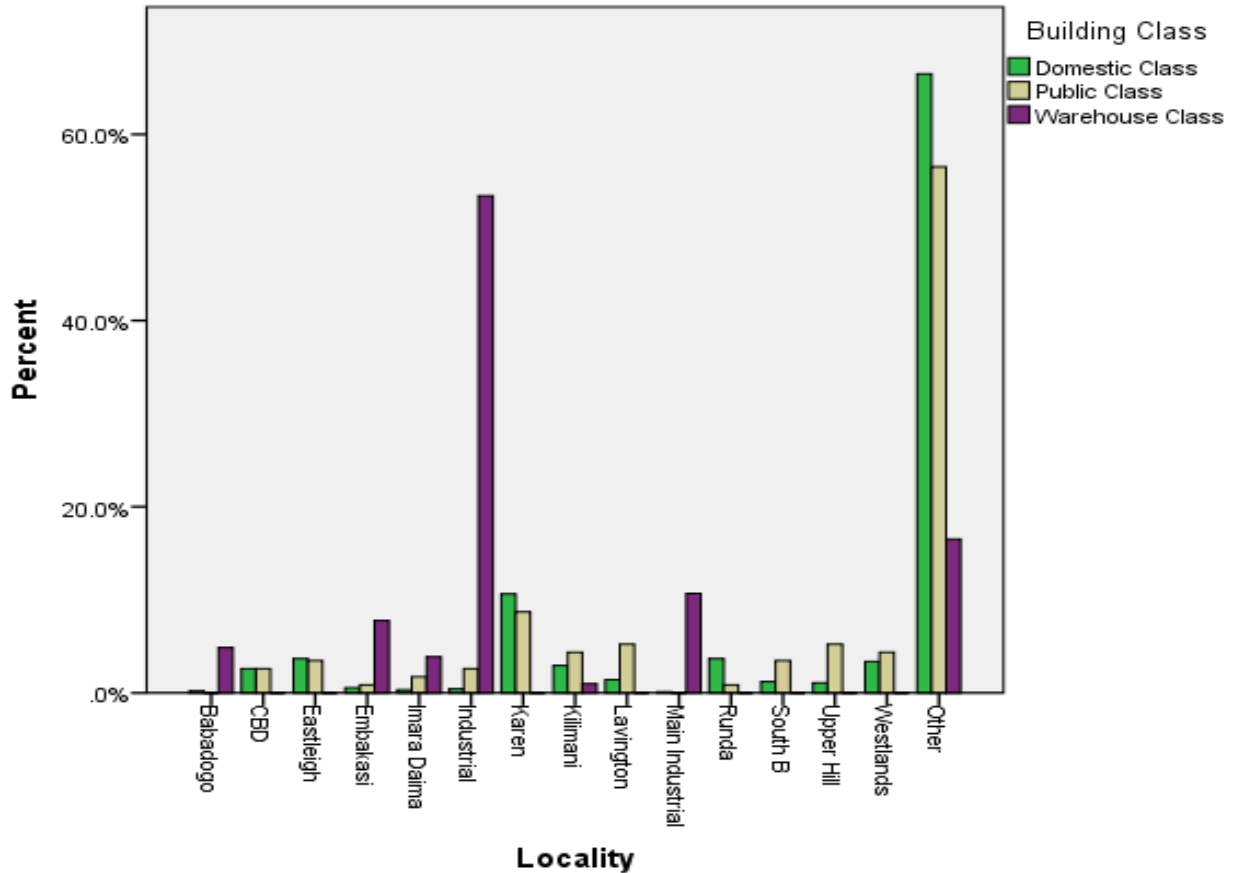
There are more development activities on the Western side of Nairobi compared to the Eastern side.

The highest permits were approved in the areas of Karen, Westlands, Industrial Area, Runda and Eastleigh.

- Karen has the highest percentage of permits locality-wise.
- Riruta has the least number of permits amongst the top 10 areas of development.

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

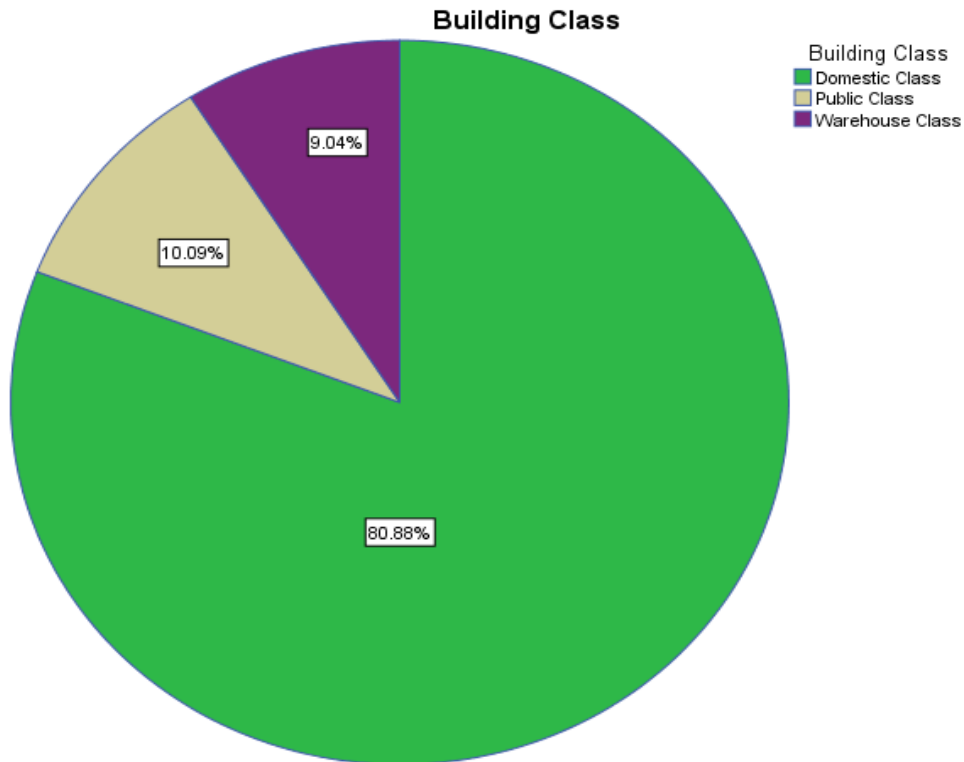
BUILDING CLASS BY LOCALITY



- The graph indicates Karen being the area with the highest number of Domestic and Public Class approvals. This signals a new settlement area for Nairobi’s residents.
- Industrial area topped in approvals related to the Warehouse Class mainly because the area has a high number of industries as well as warehouses set up.

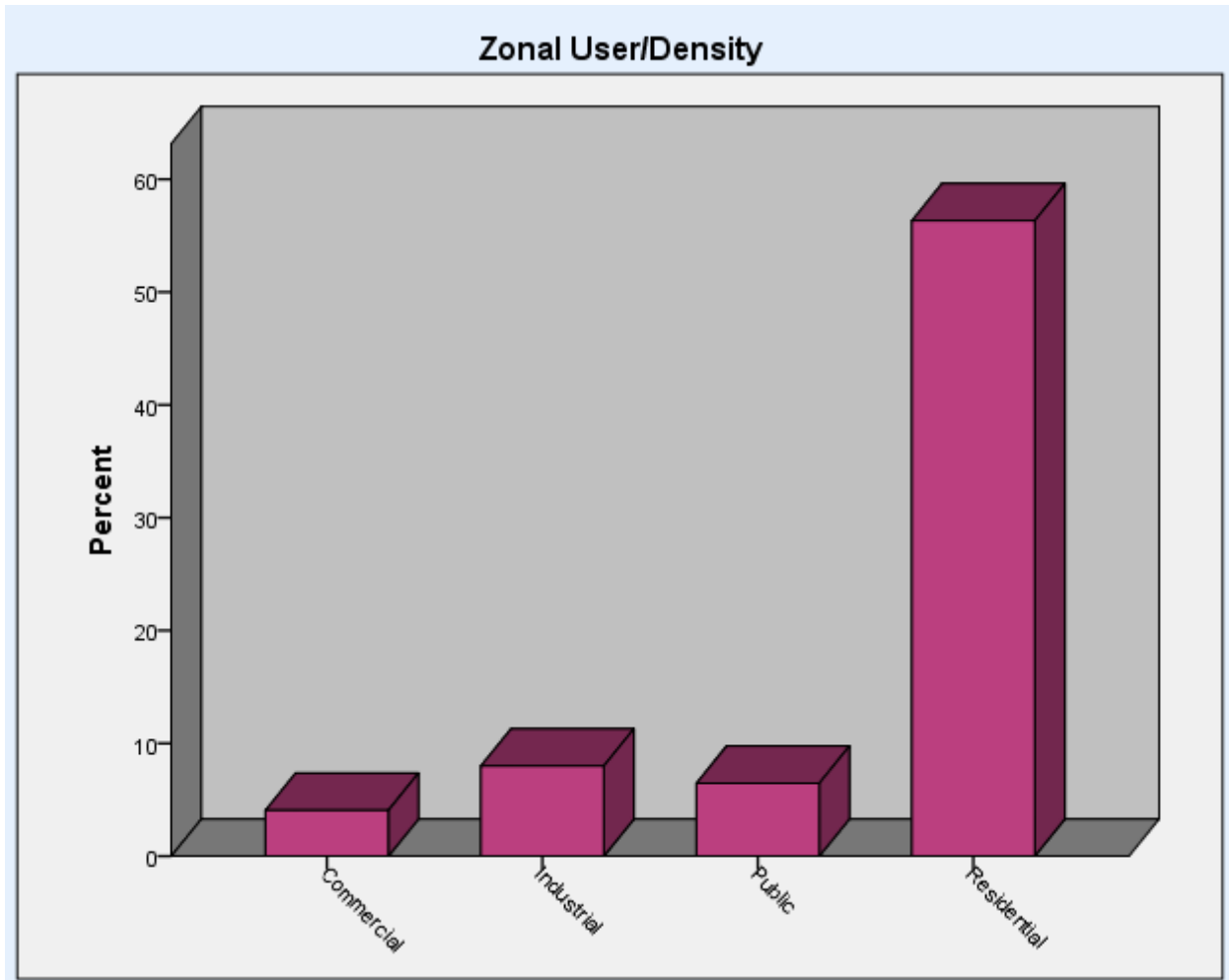
DWELLING RELATED ACTIVITY ACROSS NAIROBI

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.



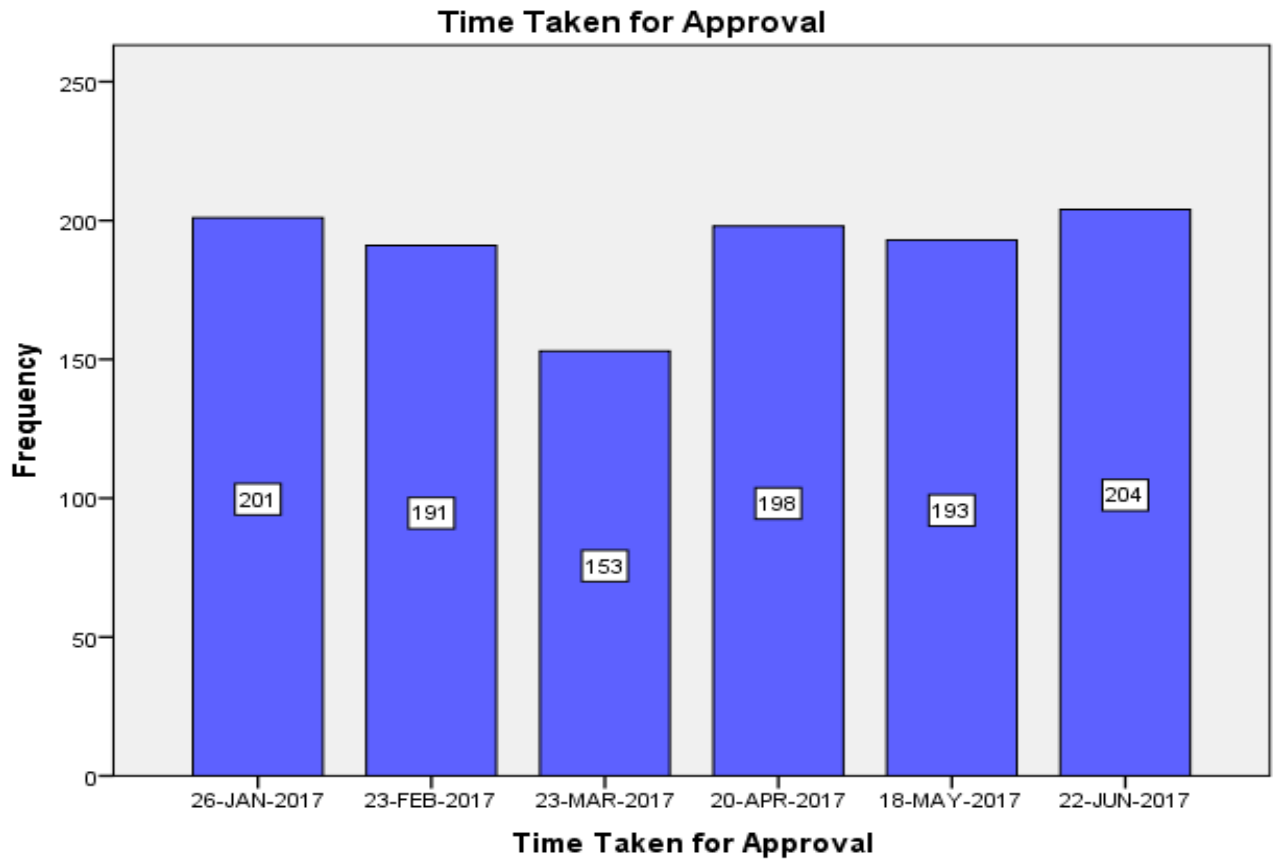
It can be noted that 80.88% of the planning submitted under the building class category were domestic class which includes domestic buildings, commercial developments and offices.

NUMBER OF APPROVALS BY ZONAL USER DENSITY



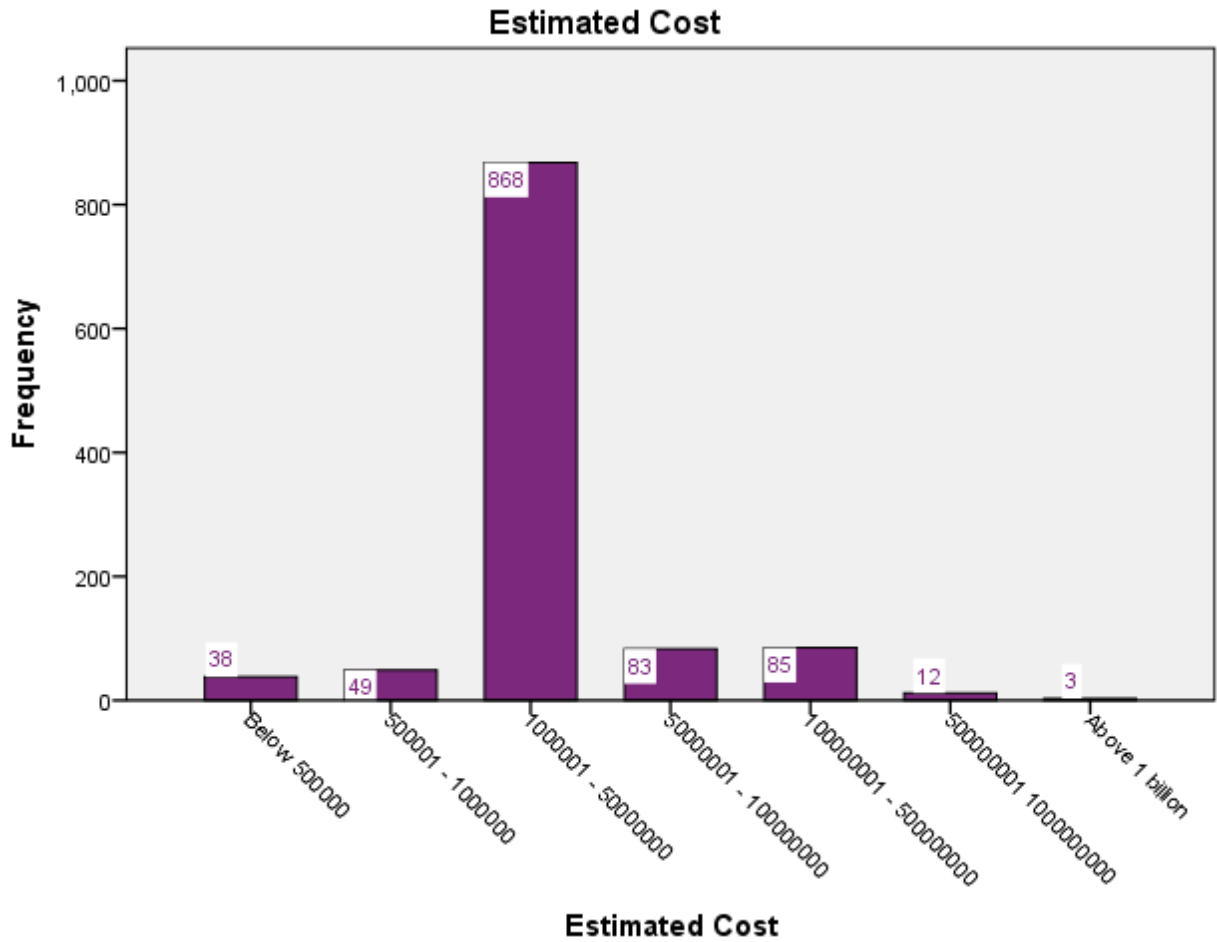
- The Residential Class accounted for 74.21% of the approvals
- Commercial Class buildings accounted for 5.44% of the approvals
- Public Class buildings accounted for 9.04% of the total approvals
- Industrial Class buildings accounted for 10.43% of the total approvals

GRAPH DEPICTING PERIOD OF APPROVALS ON A MONTHLY BASIS



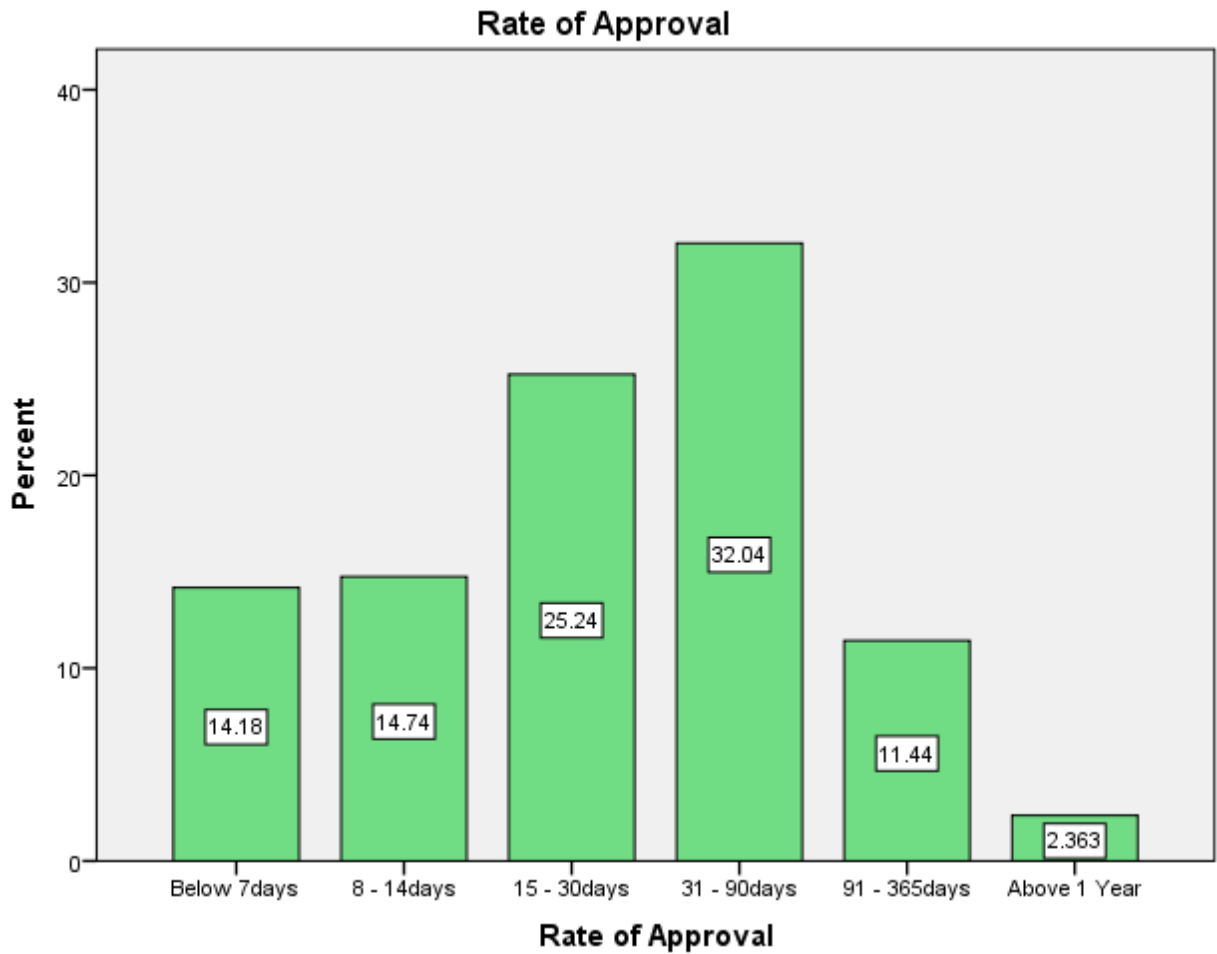
- The Month of June had the highest number of approvals, with 204 approvals and March had the lowest at 153.

GRAPH DEPICTING VALUE OF PROJECTS APPROVED



- 868 buildings presented for approvals were valued between Kshs.1 million and Kshs. 50 million while only 3 buildings were valued over Kshs. 1 billion. Most of these buildings were in the residential category.

GRAPH DEPICTING LENGTH OF TIME TAKEN FOR PROJECT APPROVALS



- Most of the permits took over a month to be approved.
- On average, the number of days taken for approvals to be issued is 52 days which is slightly below 2 months.

COMPARATIVE ANALYSIS BETWEEN THE SIX MONTHS OF 2017

		MONTH					
		JAN (KSHS)	FEB(KSHS)	MAR (KSHS)	APR (KSHS)	MAY (KSHS)	JUN (KSHS)
SUBMISSION FEE		6,852,462,800	11,680,359,812	7,668,761,050	6,983,931,100	9,339,761,727	10,966,973,226
ESTIMATED VALUE		89,841,364	94,371,286	58,399,689	52,215,445	61,260,248	137,809,428
BUILDING CLASS APPROVALS	DOMESTIC	163	161	111	165	156	123
	PUBLIC	14	17	26	15	20	23
	WAREHOUSE	24	13	16	18	17	15

It can be noted that there has been an increase in the worth of developments approved by XXXX. Domestic buildings continue to have the highest number of approvals.

While every reasonable effort is made to ensure that the information provided in this report is accurate no guarantee for the currency or accuracy of information is made. The permitting data was provided to the KPDA by the Nairobi City County Physical Planning Department

FOR MORE INFORMATION, KINDLY CONTACT THE KPDA SECRETARIAT

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