

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

JANUARY TO FEBRUARY 2018

The 2018 KPDA NCCG Building Permitting Approvals Activity Report provides a summary of statistical information on planning permitting activity in Nairobi for the period January to February 2018. 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.

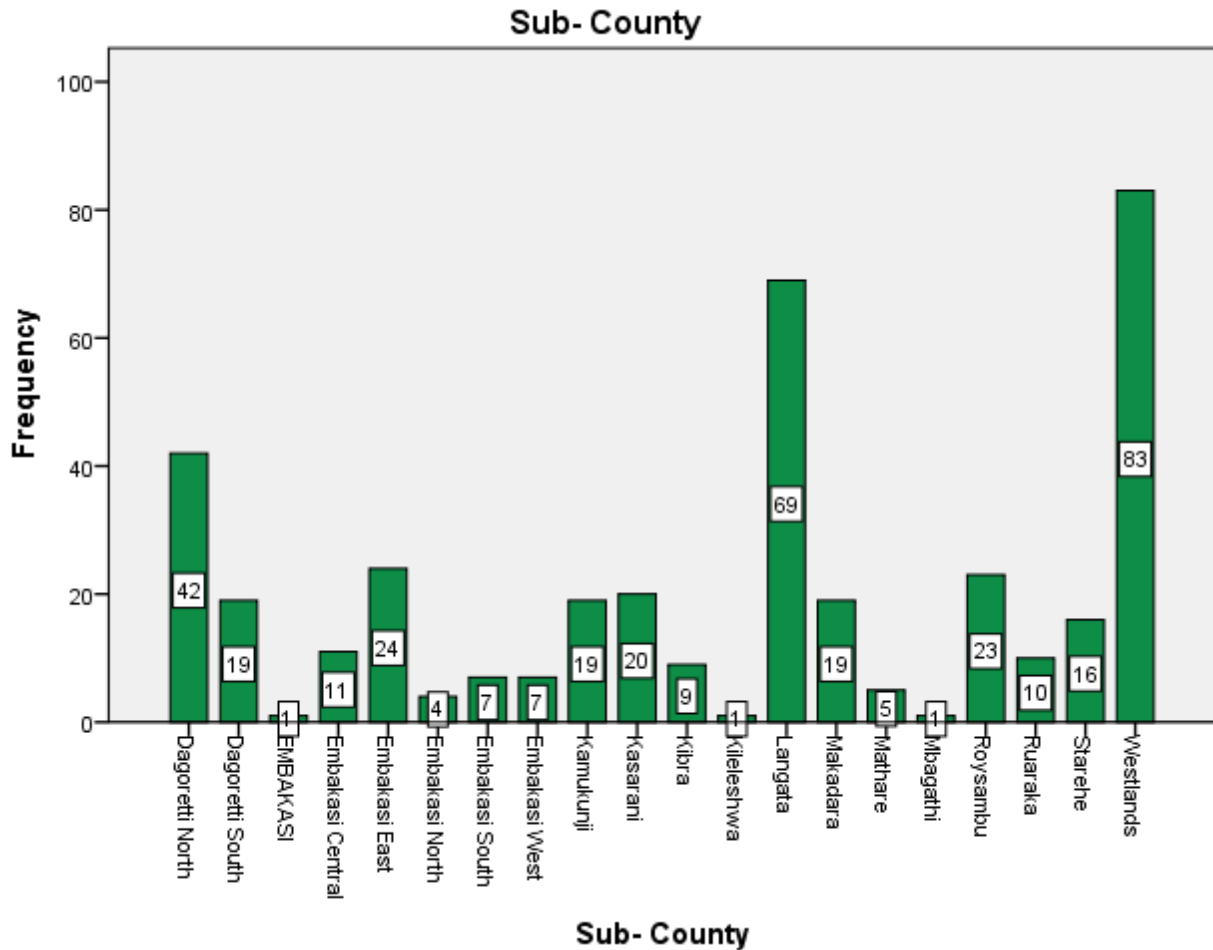
SUMMARY STATISTICS

A total of 390 planning permit applications were approved from January to February 2018 with January having the highest number of approvals (232) and February having the least (158). Other key statistics from this report include:

- The value of approved permits (for the period January - February 2018) represents over Kshs. 23.6 billion worth of development projects and permitting fees collected were over Kshs. 134.9 Million for the period January - February 2018;
- During this period, the highest value of buildings submitted for approval was Kshs. 3,000,000,000 (Kshs. 3 billion) by Soma Properties Ltd (Proposed Alterations And Additions - Shops, New Lifts Wells, Fire Escapes Stairs, Washrooms & Loading Bays to App Plan Sarit Centre Shopping Mall) and the maximum submission fee paid was Kshs. 7,656,680 by Ever Forgarden Company Limited.
- On average the estimated value of building developments approved was Kshs. 60,462,689 and that of the submission fee was Kshs. 346,003.
- 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:
 - ♣ 78.2% (305) - Domestic Class (commercial developments, domestic buildings and offices)
 - ♣ 13.6% (53) - Public Class (social halls, religious buildings, libraries, schools, etc.)
 - ♣ 8.2% (32) - Warehouse Class (industries, factories, and go downs)

The statistics show that approved proposed developments of the Domestic Classification had the highest level of approvals issued.

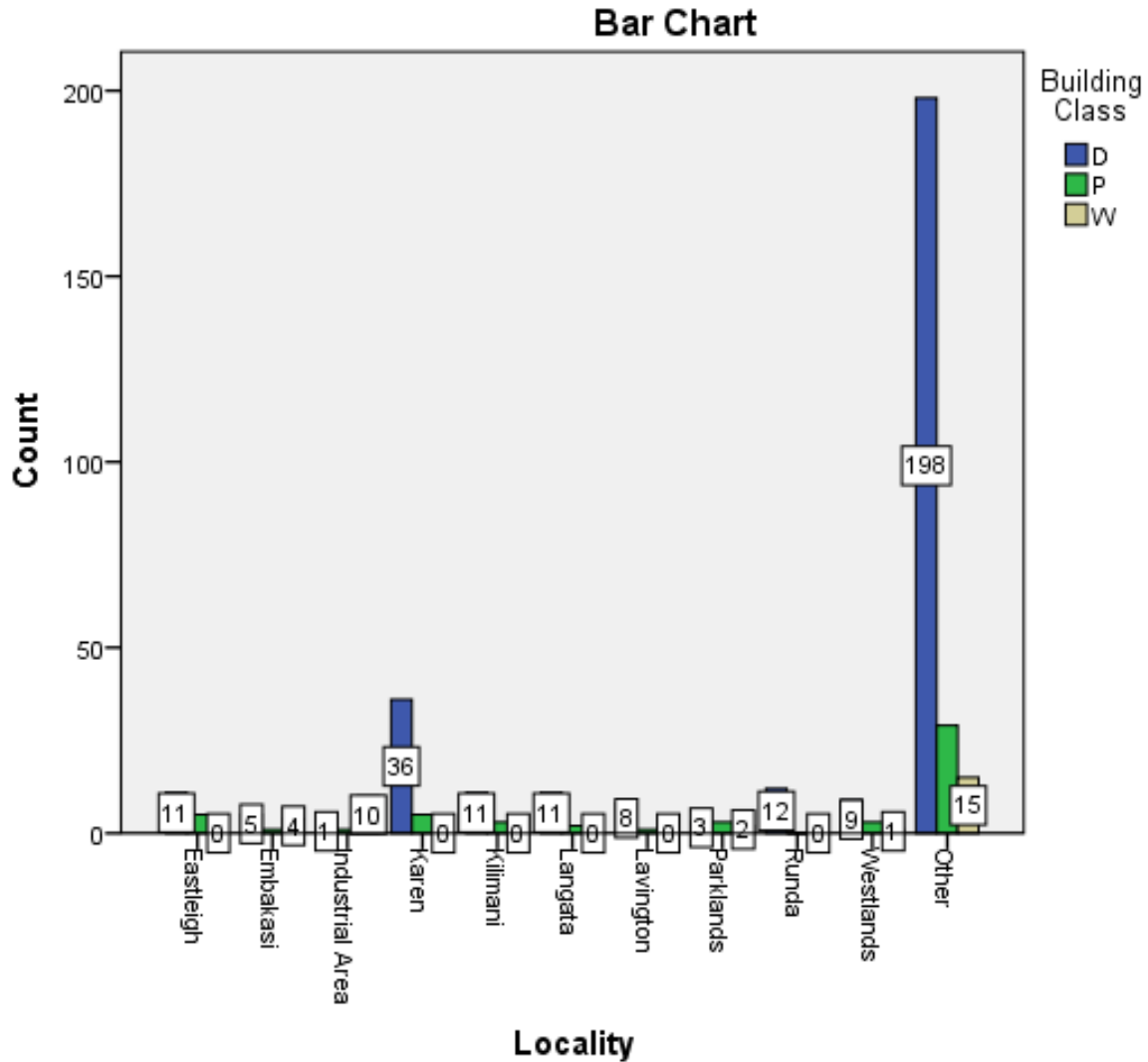
PERMIT APPLICATION ACTIVITY BY SUB-COUNTY



The highest permits were approved in the areas of Westlands, Langata, Dagoretti North, Embakasi East, Roysambu and Kasarani.

- Westlands has the highest percentage of permits locality-wise.
- Dagoretti South, Makadara and Kamukunji have the least number of permits amongst the top 10 areas of development.

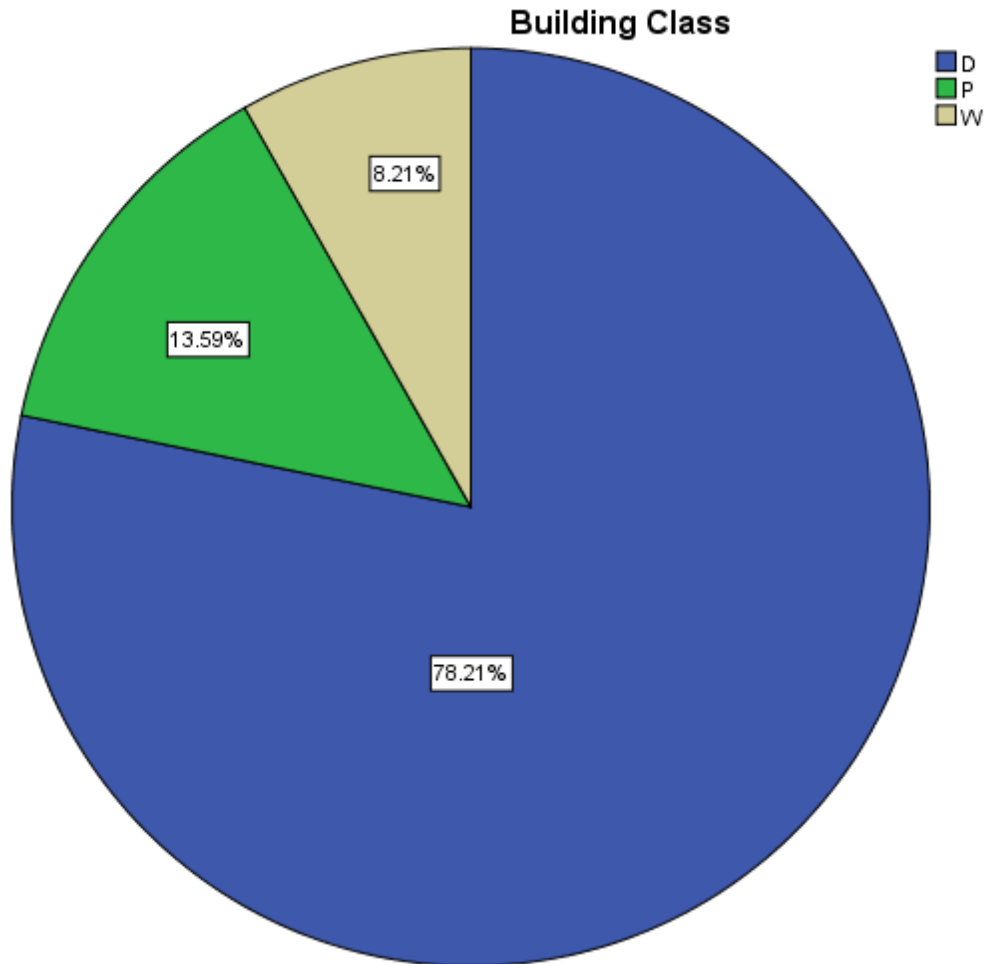
BUILDING CLASS BY LOCALITY



- The graph indicates Karen being the area with the highest number of Domestic Class approvals. This signals a new settlement area for Nairobi's residents.

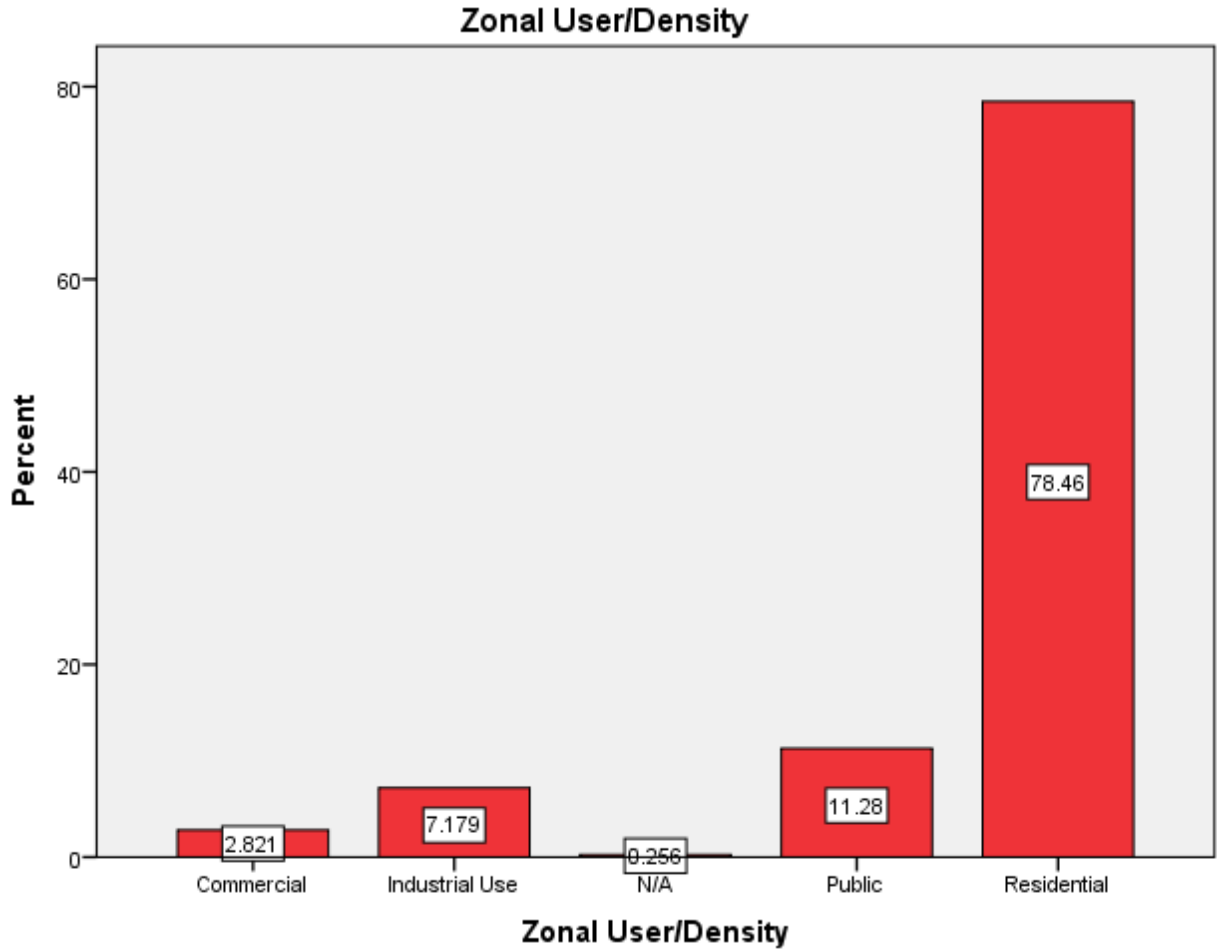
DWELLING RELATED ACTIVITY ACROSS NAIROBI

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.



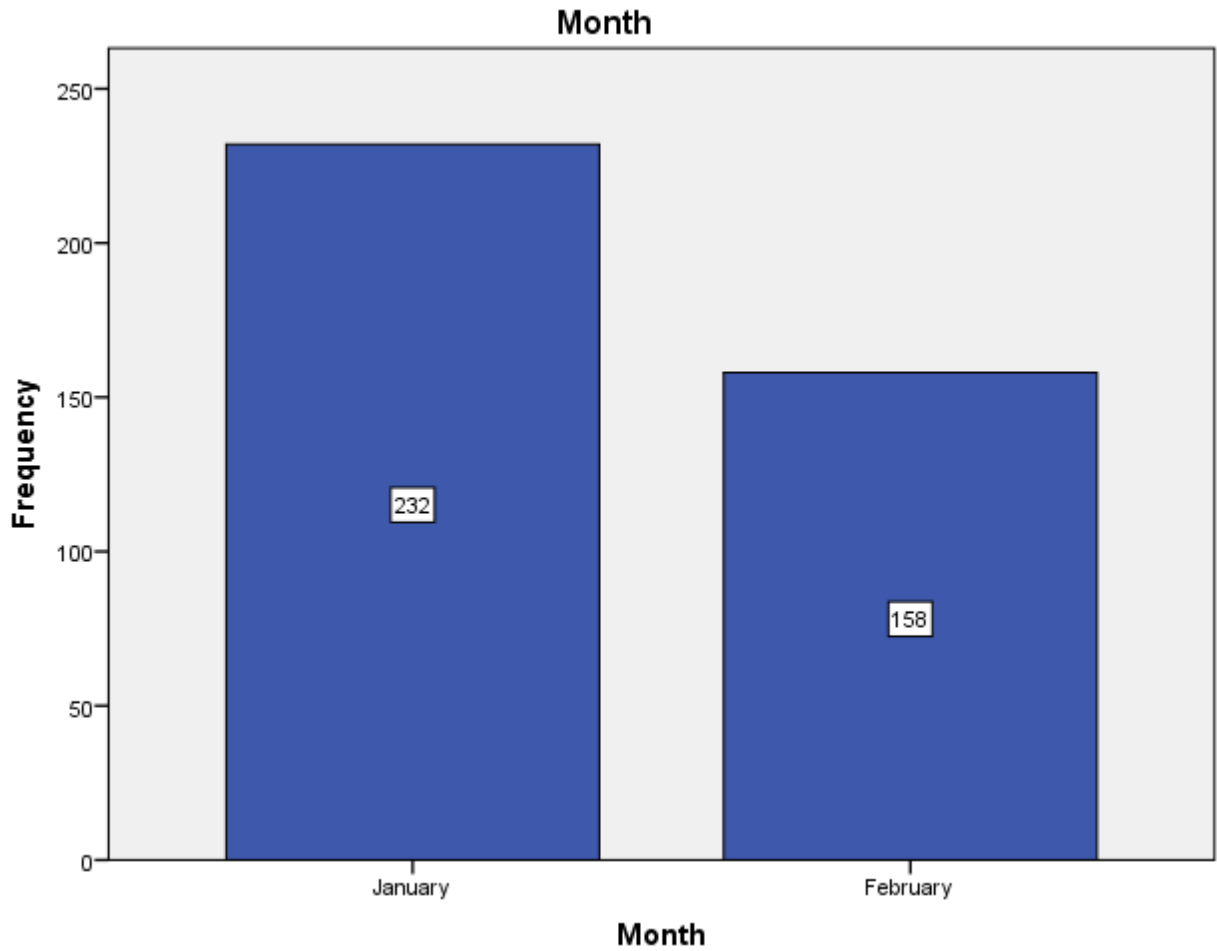
It can be noted that 78.21% of the planning submitted under the building class category were domestic class which includes domestic buildings, commercial developments and offices.

NUMBER OF APPROVALS BY ZONAL USER DENSITY



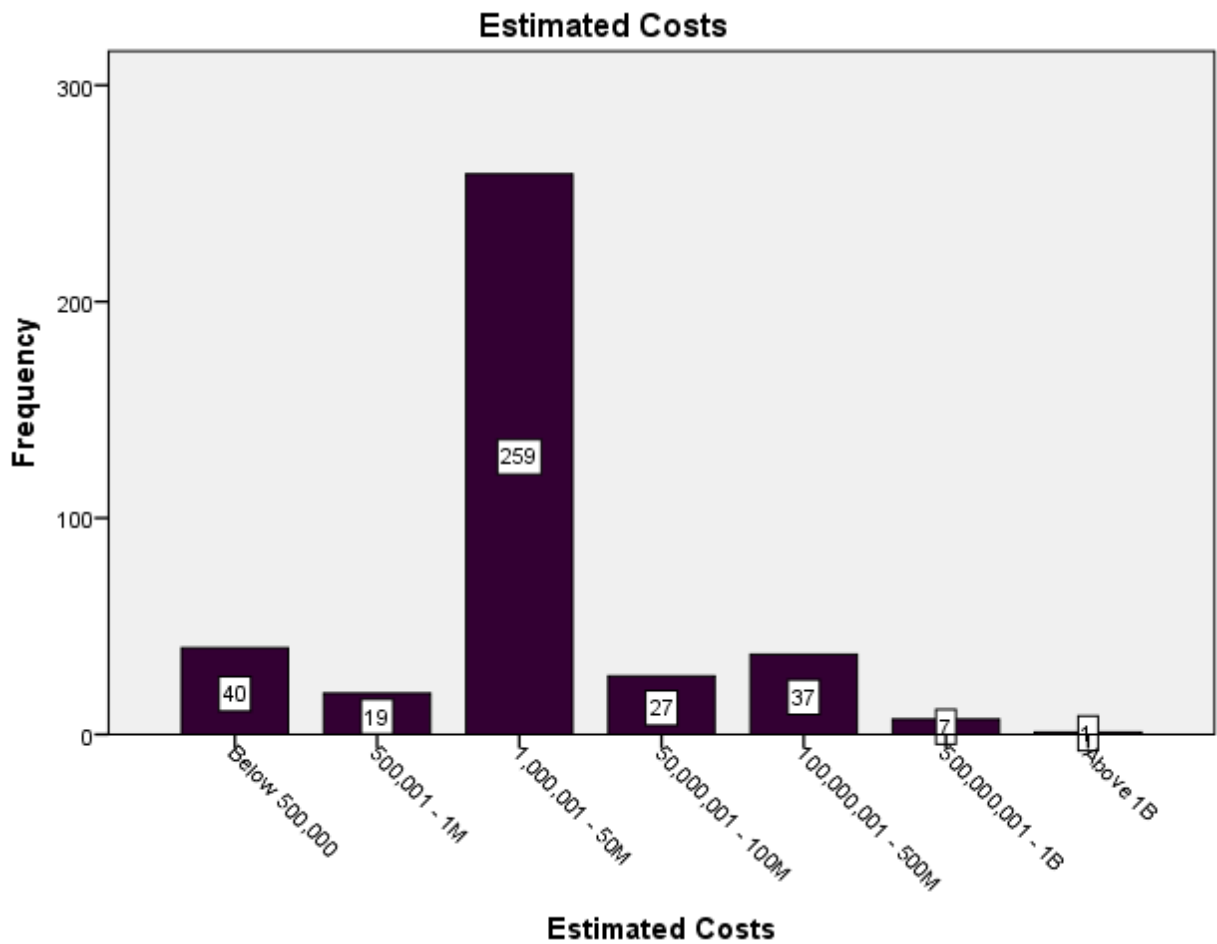
- The Residential Class accounted for 78.46% of the approvals
- Commercial Class buildings accounted for 2.821% of the approvals
- Public Class buildings accounted for 11.28% of the total approvals
- Industrial Class buildings accounted for 7.179% of the total approvals
- One development was unaccounted for (N/A) at 0.256%

GRAPH DEPICTING PERIOD OF APPROVALS ON A MONTHLY BASIS



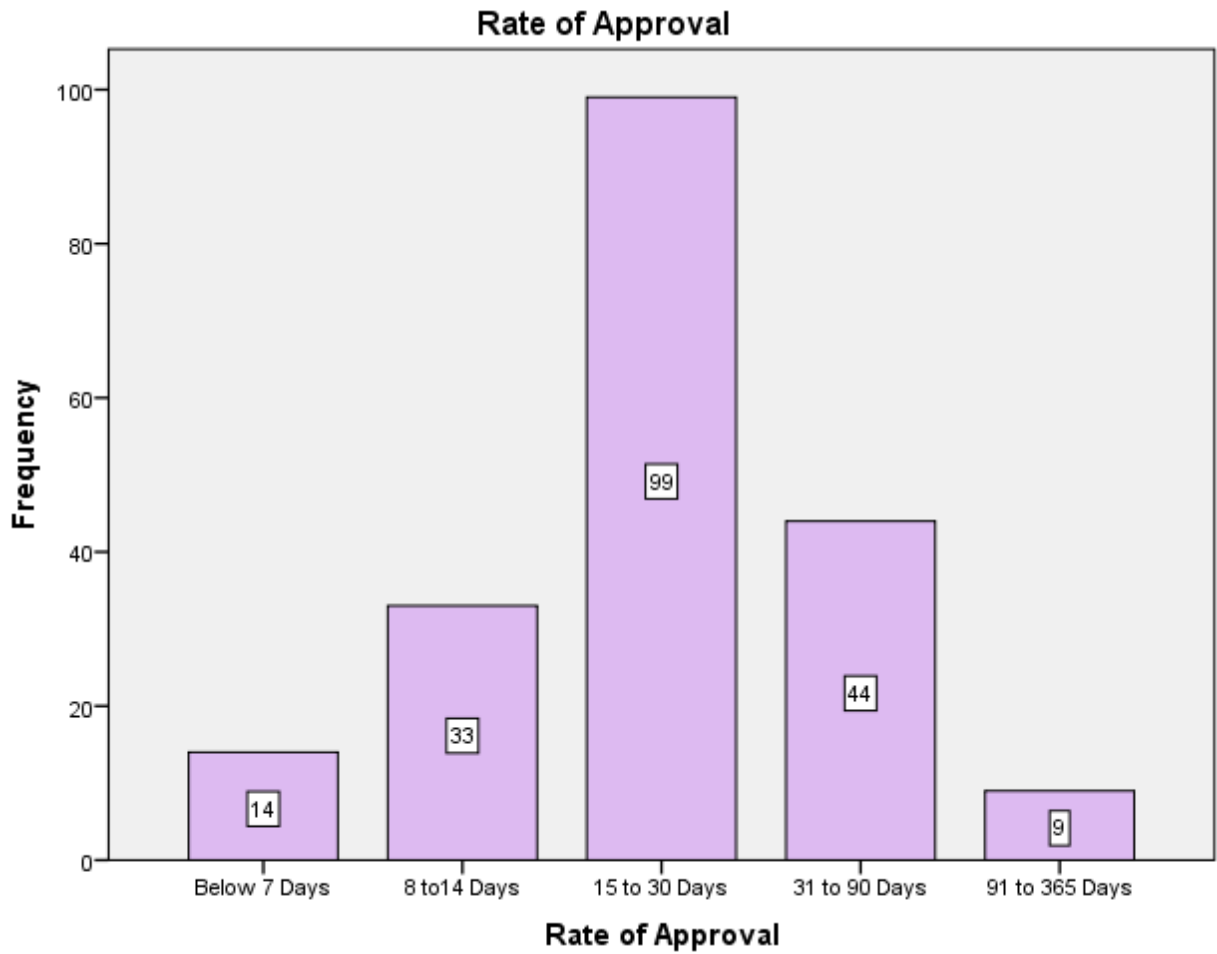
- The Month of January had the highest number of approvals, with 232 approvals and February had the lowest at 158.

GRAPH DEPICTING VALUE OF PROJECTS APPROVED



- 259 buildings presented for approvals were valued between Kshs.1 million and Kshs. 50 million while only 1 building was 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 less than a month to be approved.

COMPARATIVE ANALYSIS BETWEEN THE TWO MONTHS

		MONTH	
		JAN (KSHS)	FEB(KSHS)
ESTIMATED VALUE		13,502,513,826	10,077,935,149.40
SUBMISSION FEE		73,827,473	61,113,934
BUILDING CLASS APPROVALS	DOMESTIC	187	118
	PUBLIC	29	24
	WAREHOUSE	16	16

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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