



2006 Annual Report of the Central Planning Authority and Development Control Board

INSIDE THE ANNUAL REPORT

- Planning Department Operations Audit 13
- New Employees 14
- World Planning Day in Grand Cayman 15
- Improvements to warehouse and file storage 16



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Central Planning Authority Members

Mr. Dalkeith Bothwell (Chairman)	West Bay
Mr. Arden Parsons	West Bay
Mr. Darrell Ebanks	George Town
Mr. Attlee Bodden	George Town
Mr. Lyle R. Frederick	George Town
Mr. Eldon Rankin	George Town
Mr. Fred Whittaker	George Town
Mr. Ray Hydes	Bodden Town
Mr. Robert Watler	Bodden Town
Mr. Owen Rankine	East End
Mr. Trent McCoy	North Side
Mr. Rex Miller	North Side
Mr. Ernie Hurlstone	Sister Islands (DCB Chairman)
Mr. Kenneth Ebanks	Executive Secretary

Development Control Board

Mr. Ernie Hurlstone	Chairman
Mr. Edgar (Ashton) Bodden	Member
Mr. Larry Bryan	Member
Mr. Royce Dilbert	Member
Mr. Garston Grant	Member
Mr. Melgreen Reid	Member
Mr. Delano Lazzari	Member
Mrs. Andrea Stevens	Planning Officer/Executive Secretary

2006 Annual Report of the Central Planning Authority and Development Control Board

Lists of Figures and Tables _____	4	Certificates of Occupancy _____	22
Executive Summary _____	5	Sector_____	22
Functions and Responsibilities _____	6	District_____	22
Central Planning Authority_____	6	Quarter_____	22
Development Control Board_____	6	Enforcement _____	23
Planning Department_____	6	Enforcement notices_____	23
<i>Current Planning</i> _____	7	After-the-fact applications_____	23
<i>Policy Development</i> _____	8	Notable enforcement cases_____	23
<i>Strategic Planning</i> _____	8	Appeals, Revenue and Expenditure __	24
<i>Building Control Unit</i> _____	9	Appeals_____	24
<i>Finance and Human Resources</i> _____	9	Department Revenue_____	24
Application Processing _____	10	Conclusion _____	25
Central Planning Authority		Appendices	
Performance_____	10	1: 2006 Planning Approval Statistics	
Development Control Board		_____	26-27
Performance_____	11	2: 2006 Building Permit Statistics __	29
Planning Staff Performance_____	12	3: 2006 Certificate of Occupancy Statistics	30-31
BCU Staff Performance_____	12	_____	32
Highlights of 2006 _____	13	4: Frequently Asked Questions _____	32
Planning Department Operations Audit_	13		
Department Hires New Employees_____	14		
Electrician Licensing Implemented_____	14		
World Town Planning Day_____	15		
Improvements to Storage_____	16		
Application Approvals _____	17		
Summary of Application Approvals_____	17		
Development Sector_____	17		
<i>Houses</i> _____	17		
<i>Apartments</i> _____	17		
<i>Hotels</i> _____	18		
<i>Government</i> _____	18		
<i>Commercial</i> _____	18		
<i>Industrial</i> _____	18		
<i>Other</i> _____	19		
District_____	20		
Administrative Approvals_____	20		
Building Permits Issued _____	21		
Sector_____	21		
Quarter_____	21		

Lists of Figures and Tables

Figures

Figure 1: 2004 through 2006 Quarterly Planning Approvals_____	5
Figure 2: Planning Department Organization Diagram_____	7
Figure 3: Current Planning_____	7
Figure 4: Policy Development_____	8
Figure 5: Building Control Unit_____	9
Figure 6: Finance and Human Resources_____	9
Figure 7: Little Cayman: Number of Approvals by Sector_____	11
Figure 8: Little Cayman: Value of Approvals by Sector_____	11
Figure 9: Cayman Brac: Number of Approvals by Sector_____	11
Figure 10: Cayman Brac: Value of Approvals by Sector_____	11
Figure 11: Planning Department Audit_____	13
Figure 12: New Department Employees_____	14
Figure 13: World Town Planning Day-Minister Visit_____	15
Figure 14: New housing redevelopment_____	17
Figure 15: Seven Mile Beach Condos_____	17
Figure 16: Grand Cayman: Number of Planning Approvals by Sector_____	17
Figure 17: Grand Cayman: Value of Planning Approvals by Sector_____	17
Figure 18: West Bay Road Commercial Centre_____	18
Figure 19: Percentage of Subdivisions Approved by District_____	19
Figure 20: Percentage of Lots Approved by District_____	19
Figure 21: Percentage of Number of Approvals by District_____	20
Figure 22: Percentage of Value of Approvals by District_____	20
Figure 23: Number of Building Permits Issued by Sector_____	21
Figure 24: Value of Building Permits Issued by Sector_____	21
Figure 25: New Construction _____	21
Figure 26: Continued Camana Bay Construction_____	22
Figure 27: Department Revenue 2006_____	23

Tables

Table 1: Central Planning Authority Performance Indicators_____	10
Table 2: Commercial Projects over \$1M in Value_____	18
Table 3: Number and Value of Planning Approvals by Sector 2002 to 2006_____	25
Table 4: Number of Planning Approvals by Sector 2002 to 2006 Sister Islands_____	25
Table 5: Value of Planning Approvals by Sector 2002 to 2006 Sister Islands_____	25
Table 6: Number and Value of Planning Approvals by District 2002 to 2006 (all Districts)_____	26
Table 7: Number and Value of Planning Approvals Other Sector_____	26
Table 8: Subdivision Approvals by District_____	27
Table 9: Subdivision Lots Approved by District_____	27
Table 10: Number and Value of Approvals by Approval Type_____	27
Table 11: Number of Building Permits Issued by Sector 2002 to 2006_____	28
Table 12: Value of Building Permits Issued by Sector 2002 to 2006_____	28
Table 13: Number and Value of Building Permits Issued by Quarter 2003-2006_____	28
Table 14: Number and Value of Certificates of Occupancy (COs) Granted by District 2004-2006_____	29
Table 15: Number of Certificates of Occupancy (COs) Granted by Sector 2002-2006_____	29
Table 16: Value of Certificates of Occupancy (COs) Granted by Sector 2002-2006_____	30
Table 17: Number and Value of Certificates of Occupancy (COs) Granted by Quarter 2003-2006_____	30

Executive Summary

The Planning Department had another very busy year. As the island continued to rebuild from September 2004's visit from Hurricane Ivan, planning applications, plan reviews, and building inspections moved forward at all-time high rates.

The year saw many new changes within the department. Several new full-time staff members were added to help with the additional workload. In addition, five temporary staff members from overseas were brought in to help with plan review and inspections in the Building Control Unit. Two of the five temporary staff members were hired on as full time staff.

In March, the Ministry of District Administration, Planning, Agriculture, & Housing hired the firm Zucker Systems from Sand Diego, California to conduct a comprehensive audit of the operations and procedures within the Planning Department. The result of this audit was a report outlining 170 specific action items to help improve the overall performance of the department. The company has been retained by the Ministry to facilitate the implementation of the recommendations over an eighteen month period.

Mr. Lewis also spearheaded the festivities for World Town Planning Day, recognized for the first time in the Cayman Islands in 2006. An open house was held allowing the public to see the workspace of the Department. Also, Hon. Leader of Government Business Kurt Tibbetts held a press conference with all staff present to inform the public about the Department's role in the development of the community. The Public and media were also present at the festivities.

The CPS was very busy, hearing over 1,300 items in 39 meetings. This was up from 792 agenda items in 34 meetings in the previous year. Some of the increased meetings were for special hearings such as field trips to project sites and Policy Development updates regarding items such as the Development Plan Update process.

The CPA, DCB, and the Department looks forward to continued success and improvements in 2007.

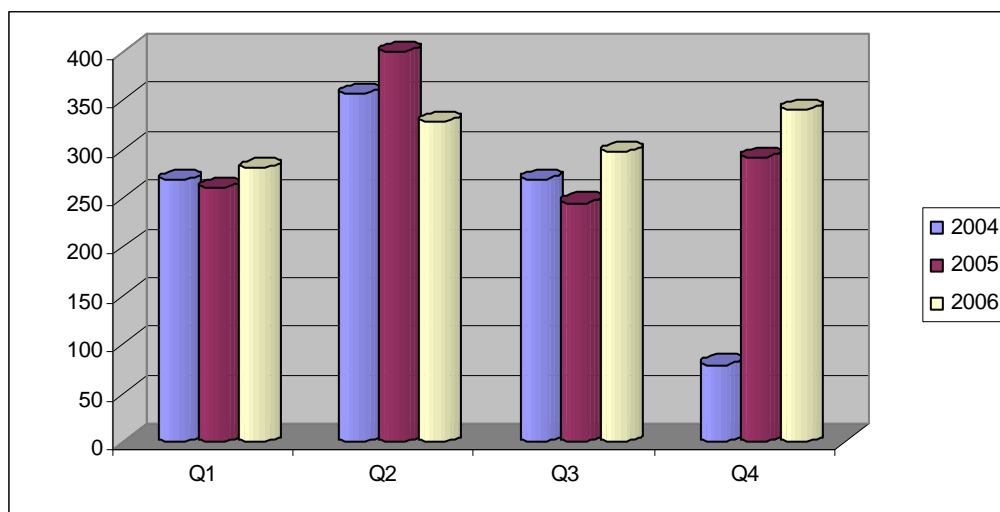


Figure 1: Quarterly Planning Approvals 2004 through 2006

Functions and Responsibilities

Central Planning Authority

The Central Planning Authority (CPA) is a statutory authority appointed by Cabinet to oversee and review the physical development of Grand Cayman. The primary function of the CPA is to prepare development plans and ensure that development proposals conform to the plan. Additionally it is the Authority's role to:

"...Secure consistency and continuity in the framing and execution of a comprehensive policy approved by the Executive Cabinet with respect to the use and development of the land in the Islands which this Law applies in accordance with the development plan for the Islands..."¹

The Authority consists of 13 members representing all six electoral districts. The Chairman of the Development Control Board is automatically a member of the CPA.

Development Control Board

The Development Control Board (DCB) has a similar role to the CPA but oversees development on Cayman Brac and Little Cayman. The DCB consists of 7 members.

Planning Department

The Planning Department provides administrative services to the CPA and the DCB. The Department is guided by the following mission statement:

To ensure that all development applications are processed efficiently, courteously, unbiased and in accordance with the development plans and associated legislation so that the physical development of the Islands is aesthetically pleasing, environmentally friendly, sustainable, technically sound, promotes a strong economy, and provides an unparalleled quality of life for existing and for future generations.

There are 40 full-time positions in the Department organised as shown in Figure 2.

1. Section 5(1) Development and Planning Law (2005 Revision)

Functions and Responsibilities



Figure 2: Planning Department Organization Diagram

Current Planning

The Current Planning section (CP) is responsible primarily for processing development applications (everything from signs to hotels, large-scale commercial and industrial complexes) for presentation to the CPA and the DCB. This section’s primary responsibility is to ensure that development proposals are in accordance with the Development Plan, Planning Law, Regulations, and Guidelines for Cayman Brac and Little Cayman.

A Code Compliance Officer seeks compliance with the Development and Planning Law and Regulations. Emphasis is on compliancy by preventing rather than removing illegal development and uses

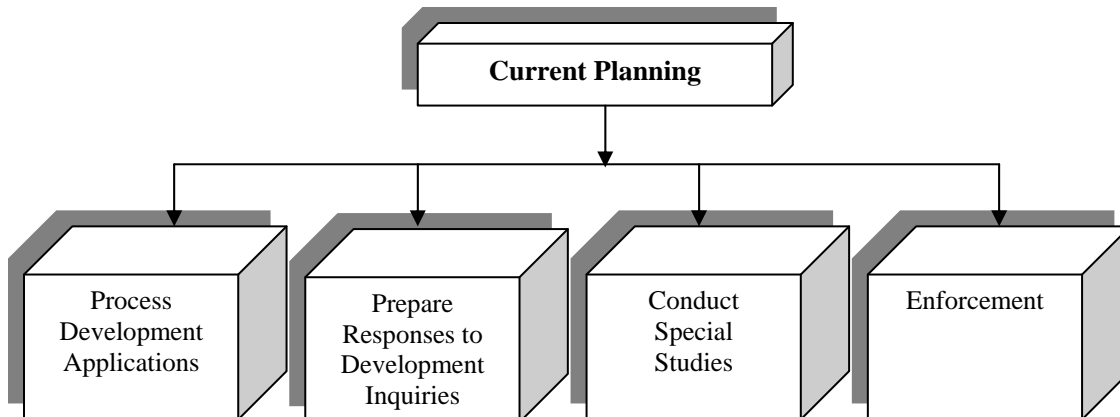


Figure 3: Current Planning Functions and Responsibilities

Functions and Responsibilities

Policy Development

The Policy Development section (PD) is responsible for policy preparation and long-range planning issues such as land-use policies, conducting special studies, keeping the Development Plan (Physical) current, processing rezoning applications and preparing amendments to the Development Plan, Planning Law and Regulations. This section also manages planning-related Geographic Information Systems (GIS).

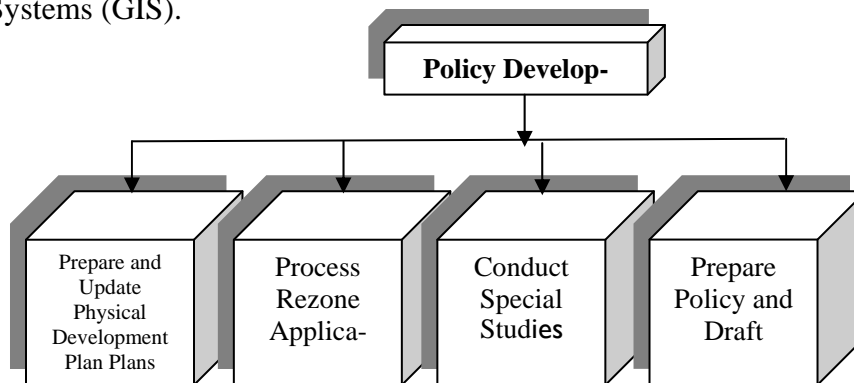


Figure 4: Policy Development Functions and Responsibilities

Strategic Planning

A new section of the Department was formed in late 2006 with the creation of the Strategic Planning Section. The term strategic planning refers to tasks and/or endeavours that focus on desired organization changing strategies, is medium to long-term, non-routine, qualitative, and outcome oriented. This section initially is responsible for work on internal processes to enhance efficiency, such as developing a Department-wide procedures manual that will detail the submittal and review procedures for all planning and building permit applications, as well as outline processes of all sections of the Department.

The remit also comprises the identification and development of long-range strategic planning initiatives. An example include reviewing and recommending changes to planning laws, regulation, policies, procedures and practices for compatibility with the goals of national initiatives, such as the Freedom of Information Law (when enacted), the National Assessment of Living Conditions, and Hazard Management.

As strategic planning utilizes the best practices of the day in a contextual manner, the section is charged with promoting and disseminating best practice information and strategies to colleagues in the interest of serving stakeholders in the planning process in the most efficient and effective manner. The Assistant Director of Planning – Strategic Planning is responsible for the section and reports to the Director of Planning.

Functions and Responsibilities

Building Control Unit

The Building Control Unit (BCU) reviews applications for building permits and inspects the structural, plumbing, mechanical and electrical components of buildings and structures to ensure that CPA/DCB-approved developments comply with all the codes: Building, Plumbing, Electrical and occasionally Mechanical.

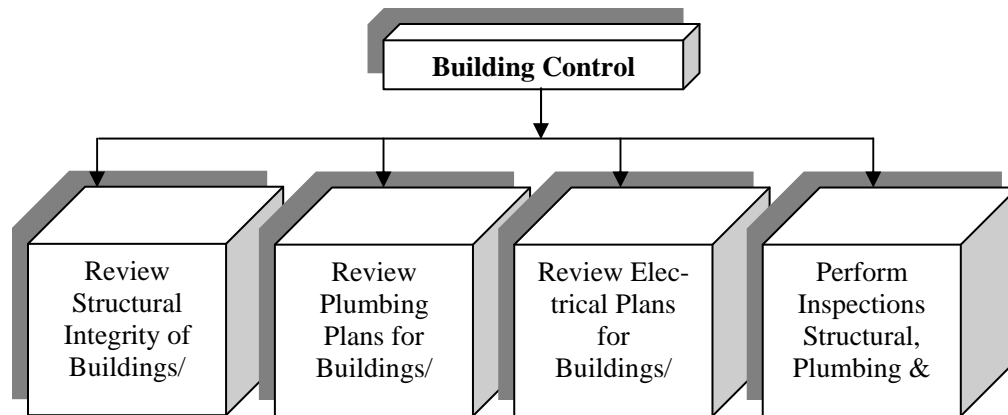


Figure 5: Building Control Functions and Responsibilities

Finance and Human Resources

Staff in this section are the front line in customer service and provide essential support services for technical and professional staff. Among other things, administrative staff ensure that fees are collected and that questions are directed to the appropriate officers. In addition, they are responsible for managing finances, Human Resources matters and clerical-support issues.

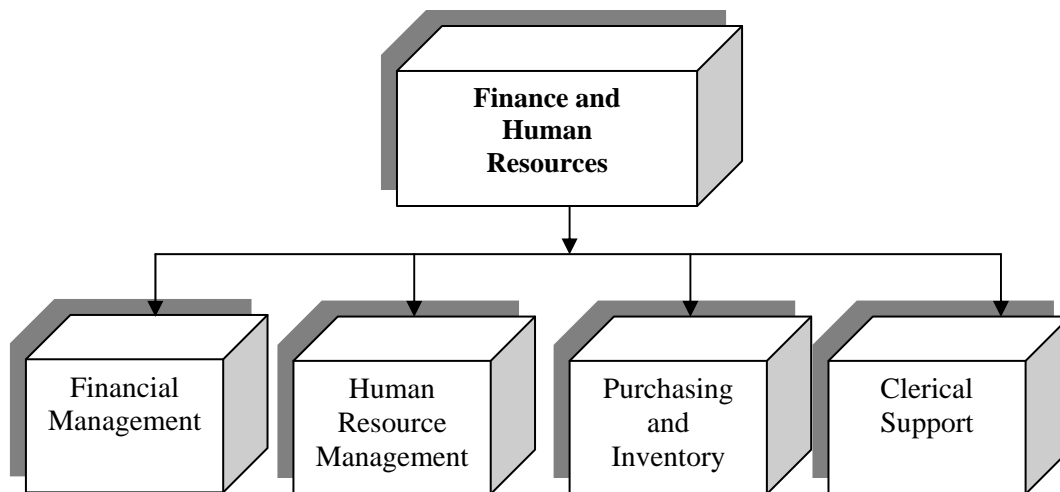


Figure 6: Finance and Human Resources Functions and Responsibilities

Application Processing

Central Planning Authority Performance

It was a very busy year for the Central Planning Authority in 2006. There were meetings 75% of the weeks of the year with full agendas for most meetings. In addition to regularly scheduled current planning meetings, there were several special meetings for items such as site visits and updates/workshops on the impending Development Plan update.

The CPA processed a total of 1,358 agenda items in 2006 compared with 708 in 2005, or a 71% increase. This equals about 35 items per meeting.

The number of applications approved by CPA increased 48% from 2005 with a total of 627 agenda items approved permitting the development of 764 structures. The value of approvals also showed a substantial increase for the third year in a row with \$537.2M versus \$421.2 M in 2005 and \$384.9 M in 2004. The fourth quarter proved to be the most productive with 27% of all approvals occurring during this time.

There were 298 applications adjourned compared with 130 in 2005.

The enforcements were up by 185% with 137 issued in 2006 compared to 48 in 2005.

Information and Discussion items were up 148%, with 62 items considered in 2006 compared with 25 in 2005. Matters from the Director were down slightly, with 61 in 2006 compared to 63 in 2005.

The number of appeals decreased to 5 in 2006, down 67% from the 15 appeals in 2005.

There were 39 meetings held by the CPA in 2006 with the average attendance being 9.6 members per meeting, down slightly from 9.8 in 2005.

Performance Indicator	Quarters - Years										% Change 2005-2006
	Q1		Q2		Q3		Q4		TOTALS		
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006	
Attendance (Avg.)	10.5	10.2	10.9	9.4	10.9	9.1	10.9	9.6	9.8	9.6	-2%
Applications (Approved)	110	134	155	179	77	143	83	171	425	627	48%
Applications (Adjourned)	25	60	28	75	37	69	40	94	130	298	129%
Applications (Refused)	2	12	3	11	3	9	9	14	17	46	171%
Enforcements	12	39	15	31	15	40	6	27	48	137	185%
Matters from the Director	24	13	16	10	16	17	7	21	63	61	-3%
Information/Discussion	10	11	6	15	6	14	3	22	25	62	148%
No. of Appeals	0	0	2	0	2	5	11	0	15	5	-67%
No. of Items	183	302	225	349	225	332	159	375	792	1,358	71%
No. of Meetings	6	10	9	11	9	9	10	9	34	39	15%

Table I: Central Planning Authority Performance Indicators

Application Processing

Development Control Board Performance

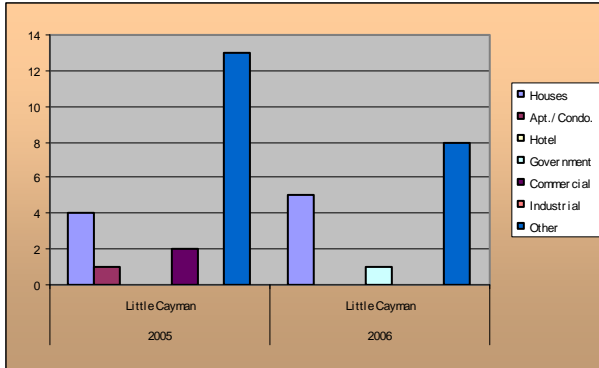


Figure 7: Little Cayman: Number of Approvals by Sector

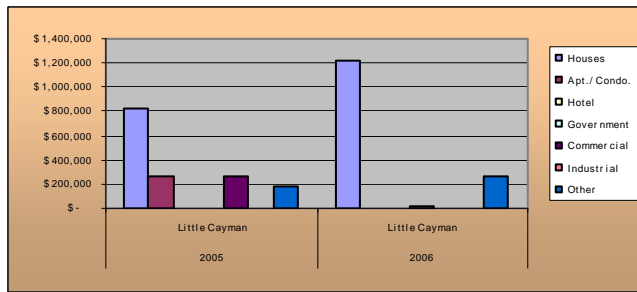


Figure 8 Little Cayman: Value of Approvals by Sector

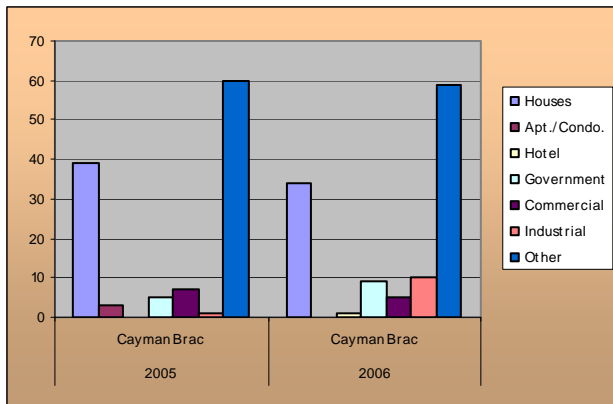


Figure 9: Cayman Brac: Number of Approvals by Sector

The Development Control Board (DCB) approved 132 development applications valued at \$17.9M. These figures represented a slight decrease in total applications by 2% but the value increased 93% from 2005's \$9.3M.

Housing approvals decreased slightly with 39 approvals compared to 43 in 2005. Unlike Grand Cayman, there were no Apartments/Condos on the Sister Islands in 2006, compared to four new approvals in 2005. Government applications doubled from 5 in 2005 to 10 in 2006. There were 10 industrial approvals compared to only one in 2005, and 67 "Other" approvals.

In summary, Cayman Brac had an slight increase in number of applications of 118 in 2006 compared to 115 in 2005. However, the value of those projects was over twice as much, going from \$7.7M in 2005 to \$16.7M in 2006. Only 14 total applications for Little Cayman were approved, compared to 20 in 2005. The value of the applications also decreased from \$1.6M in 2005 to \$1.3M in 2006.

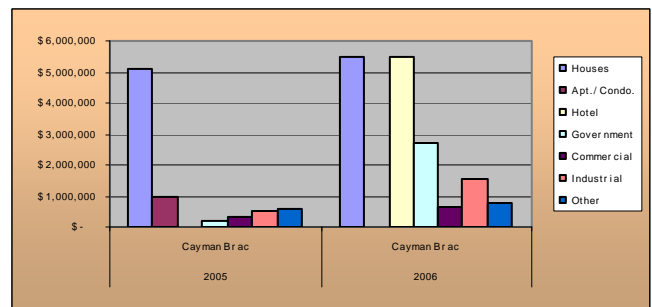


Figure 10: Cayman Brac: Value of Approvals by Sector

Application Processing

Planning Staff Performance

On average, the full-time current planning staff members processed 318 applications each in 2006 compared with 196 applications in 2005. Each of these planners on average processed approximately \$120.8M compared with \$83.1M in 2005. A total of 301 reference letter applications for Trade and Business Licences were processed to determine if proposed businesses required planning permission compared to 283 in 2005. In addition, current planners completed a large number of “due

diligence” letters.

Policy Development planners processed a total of 93 applications with an average a value of \$61.2M in applications. There were 7 rezones processed by Policy Development staff.

BCU Staff Performance

Because of the increase in construction due the continuing recovery from Ivan, in addition to the hiring of new temporary and permanent staff, inspection numbers were significantly higher in 2006. Total inspections jumped 35% to 16,566 in 2006 compared with 12,197 inspections in 2005. Inspections included foundation, slab, walls, interim, roof and final.

Of these inspections, 14,253 (85%) were for Residential developments. Businesses comprised 9% of the remaining 2006 inspections. Other in-

spection categories included Assembly, Educational, Factory, Institutional, Mercantile, Storage and Other.

The Plans Examiner and building inspectors conducted 7,890 reviews compared with 6,011 plan reviews in 2005. Most of these reviews, 76% were for residential developments. Business reviews accounted for 15% of all the reviews in 2006. The review types were as follows: 3,199 building details, 2,864 electrical, 1,517 plumbing and 310 other reviews.

Highlights of 2006

Planning Department Operations Audit

In 2006, the Ministry of District Administration, Planning, Agriculture, & Housing began a process of conducting a comprehensive review, analysis, and improvement plan of the Planning Department's Operations. The Ministry hired Zucker Systems from San Diego, California by President Paul Zucker, FAICP, and a team of planning, building, and technical specialists to conduct this comprehensive audit.

The evaluation team began work in late March, starting with interviews and surveys. This comprehensive review included surveys and interviews with:

- Customer focus groups
- Mail survey to over 1,100 former applicants
- Leader of Government Business
- Top staff of the Ministry
- Chairmen of the DCB, the CPA, and several members of the CPA
- Group staff meetings
- One-on-one confidential staff interviews
- Other government departments.

The review team also spent several days around the office and the island observing every-day activities of the Department, including CPA meetings, observation of staff working conditions, and even ride-alongs with inspectors.

The Zucker team compiled all the information gathered from their observations, interviews, and surveys to produce a Report consisting of 170 specific items for improvements to be carried out in three recommended stages.

Some of the recommendations had already started even before the draft report was released to the staff or were in the process. In fact, over 60 were completed or in progress by the 2nd quarter of fiscal 06/07.

The Ministry has decided to retain Zucker Systems to assist the Ministry and the Department in the implementation of the recommendations. The majority of these changes are to be realized within 2007.

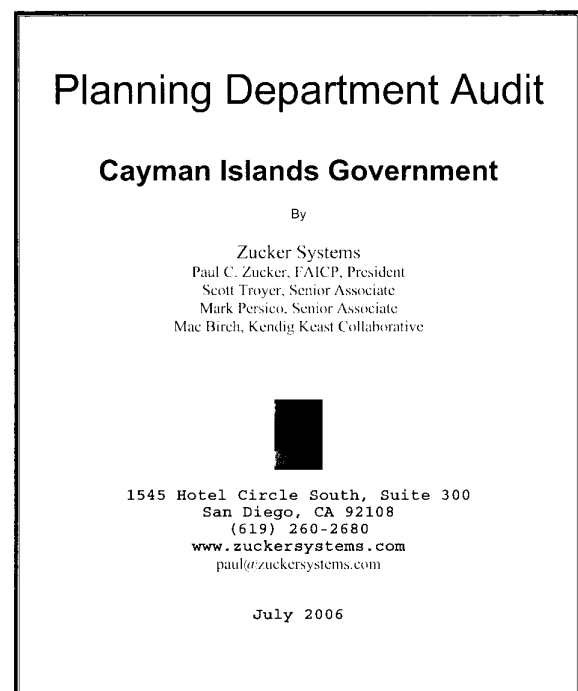


Figure 11: The 171-page Planning Department Audit contains 170 specific recommendations for improvements in the operations of both the BCU and Planning Divisions.

Highlights of 2006

Department Hires New Employees

The rate of growth in the development industry over the past few years has necessitated a growth in professional staff at the Cayman Islands Planning Department. Director of Planning, Kenneth Ebanks says "Our new staff members have helped our department give improved customer service to meet the demands of the development." Hiring of additional building inspectors, planners and a compliance officer is in the process and these vacancies should be filled early in '07.

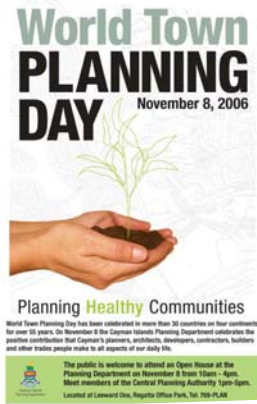
Besides the new staff, there have been several department members who've moved into areas of greater responsibility including Shondel Bodden who is now a Senior Building Inspector (Electrical) and James Smith who is now a Senior Building Inspector (Plumbing). Mr. Ebanks also thanked the Ministry of Planning team, the Central Planning Authority members and Government for their continued support of the department as it strives to improve its service to the community.



Figure 12: Several new staff members joined the Planning Department in 2006, including from left to right: Colleen Stoetzel, Planning Officer-Current, Mark Schnafer; Planning Officer-Policy Development,; Andre Yates, Senior Building Inspector-Structural; Darren Enns-Planning Asst. I-Policy Development, Garth Tibbetts, Building Inspector-Electrical; Charles Alberga, Building Inspector-Electrical; Kayla Bryson, Planning Assistant I-Current; Dermott Murphy, Plans Examiner. Not Pictured: Robert Boyles, Building Inspector-Structural; Rose Marie Eden, Receptionist; John Elliott,, Senior Inspector.

Highlights of 2006

World Town Planning Day in Grand Cayman



World Town Planning Day (WTPD) has been celebrated in more than 30 countries on four continents for over 55 years. The Cayman Islands held its first WTPD on November 8th, 2006 to acknowledge the positive contribution that Cayman's planners, architects, developers, contractors, builders and environmentalists have made, and to reflect on the way forward. As background, Hurricane Ivan and its aftermath delayed the celebration of this important day.

The open house focused on facilitating customers getting to know better the Planning Department's mission, processes and staff. In this regard, several initiatives were in action on the day, including: customer walk-through to meet and converse with staff on matters of mutual interest; a Central Planning Authority (CPA) meeting attended by the media and interested persons; various types of graphic displays; and an address by the Hon. Minister for District Administration, Planning, Agriculture and Housing, Mr. Kurt Tibbetts, JP.

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In his address to staff and the media, Mr. Tibbetts outlined the vital role that the Planning Department plays in stimulating economic growth and promoting a safe and healthy environment. He emphasized the need for a development approach that promotes economic development sensitive to the local environment, including aesthetics. Mr. Tibbetts further outlined managerial, technical and human resources measures in the

pipeline to enhance the Planning Department's efficiency and effectiveness, such as implementing the efficiency recommendations of the Zucker consultants, hiring more staff, and obtaining the Community Viz software. He also thanked The CPA and Planning Department personnel for their commitment to serving the public.

The media and an interested person attending the CPA meeting requested and were given feedback on various topics, such as on legislation being drafted for the registration of contractors to address standards in the industry, the need to raise the quality of drawings submitted for planning permission or building permit review, and the Go East Initiative. The CPA view on the latter was that the initiative should be sustainable from a local labor, cultural, infrastructural and aesthetic point of view.

The graphics on display comprised examples of exemplary development of different types, WTPD posters, flow charts on the planning process, and posters of Planning Department staff and their posts. Some customers attending who were in touch with the Department by telephone commented that they finally had the opportunity to connect a name with a face. It is hoped that future WTPD events will provide even more interaction with the stakeholders in the planning process.



Figure 13: Hon. Minister for District Administration, Planning, Agriculture and Housing, Mr. Kurt Tibbetts addresses the staff and media during World Town Planning Day.

Highlights of 2006

Improvements to Warehouse and File Storage Procedures

A massive overhaul to the filing system was undertaken during the past year. In the past, there have been complaints amongst staff and customers of lost, archived files, slow retrieval of files from the warehouse, and miscommunication of the file location once it was in the Planning Department Building.

However, the file retrieval and location system was greatly improved in late 2006. Planning Department staff members Antonio Christian and Marvin Connolly, in addition to additional help from Public Works Department staff, cleaned and re-organising the entire warehouse. Files that were randomly stacked in various locations ever since Ivan are now all neatly stacked in chronological order. In addition, new sturdy bookshelves and air-conditioning was added to the warehouse to help protect the files. Now all files from 2003 and older are located in the warehouse and are easily retrieved when needed on a daily basis.

Internally, staff has also changed the policy to help easily locate files. The computer software TrakIt's "File Locator" tool is now being used by both BCU and Planning divisions. Although there was a slight learning curve and some need to get used to a new procedure, staff has embraced the new system.

Staff and customers have noticed a great improvement in the efficiency of the file storage system thanks to participation and cooperation of all staff.

Application Approvals

Summary of Application Approvals



Figure 14: A new home gets finishing touches in the Salt Creek subdivision in West Bay.

The number of applications approved in all three islands was up 4% with 1,380 plan approvals in 2006 compared to 1,333 applications approved in 2005. However, the value of approvals increased significantly with a 23% increase from \$520.5M approved in 2005 up to \$638.9M approved in 2005.

Sector

Houses

Single family housing approvals on Grand Cayman actually saw a decrease in 2006 with only 336 new approvals compared to 532 in 2005, a decrease of 37%. The value of these approvals also went down to \$74.8M from \$105.8M, or 29%. Con-

tributing factors likely include a slow-down after the post-Ivan rush as well as appeals against housing programmes. However, the average value of the homes went up to about \$222,750 compared to just under \$200K in 2005.



Figure 15: One of several new condo complexes on Seven Mile Beach.

Apartments

The number of apartments increased in 2006, with 222 newly approved applications compared to just 132 in 2005, an increase of 68%. The value of apartment projects increased from \$194.9M to \$294.3M, a 51% increase. These new projects (duplexes included) included 1,575 new units, compared with 1,075 units in 2005.

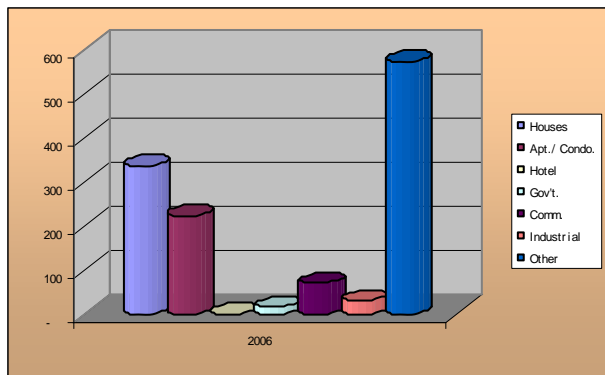


Figure 16: Number of Planning Approvals by Sector

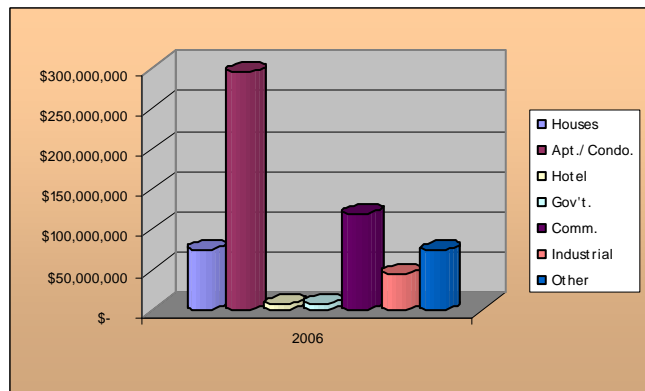


Figure 17: Value of Planning Approvals by Sector

Application Approvals

Hotel

There was only one new hotel project in 2006, valued at just over \$6M. This is down from the 4 hotel applications approved in 2005 valued at \$16.2M.

Government

The government had 15 application approvals in 2006, the same amount as in 2005. However, the value of these projects doubled from \$3.7M in 2005 to \$7.5M in 2006. Facilities included improvements to the airport, schools, libraries, parks, and infrastructure such as generators.

Commercial

There were 70 new commercial applications this past year, down from 95 in 2005. Again, although the number of applications went down, the value increased from \$104M in 2005 to \$119.8 in 2006. There were 19 projects of \$1 million or more in value are depicted in Table 2, averaging \$182.05 per square foot.



Figure 18: A new mixed-use office and retail center nears completion on West Bay Road.

APPLICANT	DESCRIPTION	VALUE	AREA (Sq. Ft.)
PARTNER GROUND LTD.	PROPOSED COMMERCIAL OFFICE BUILDING	\$ 26,300,000.00	98,945
SOUTH STAR DEV INC	PROPOSED SALES OFFICE	\$ 23,650,000.00	17,654
SCOTT'S MARINE	PROPOSED COMMERCIAL BUILDING	\$ 13,800,000.00	68,739
ATLANTIC VILLAGE	PROPOSED COMMERCIAL BUILDING	\$ 10,000,000.00	42,286
RENE HISLOP	PROPOSED COMMERCIAL BUILDING	\$ 5,450,792.60	49,553
B & B PROPERTIES LTD.	PROPOSED ALTERATIONS TO EXISTING RETAIL & COMMERCIAL BUILDING	\$ 4,500,000.00	12,306
ADARE INVESTMENTS LTD.	PROPOSED COMMERCIAL BUILDING/RETAIL SHOP, REST., OFFICE	\$ 3,500,000.00	31,683
ATLANTIC STAR LIMITED	PROPOSED (21853 sq. ft) COMMERCIAL BUILDING	\$ 2,800,000.00	21,853
MR & MRS GARY DOMBOWSKY	PROPOSED WAREHOUSE	\$ 2,500,000.00	47,211
JACQUES SCOTT GROUP LTD	PROPOSED COMMERCIAL BUILDING	\$ 2,270,000.00	63,412
HERITAGE HOLDINGS LTD.	PROPOSED GENERAL RETAIL STORE	\$ 2,205,535.00	17,644
ADARE INVESTMENTS LTD.	PROPOSED PARKING GARAGE	\$ 2,000,000.00	13,815
MRCU	PROPOSED COMERCIAL DEVELOPMENT	\$ 2,000,000.00	14,808
ARTEMIS PROPERTY SERVICES	PROPOSED OFFICES & STORAGE SPACE	\$ 2,000,000.00	63,662
NATIONAL GALLERY	PROPOSED BUILDING	\$ 1,500,000.00	7,888
BURGER HOLDINGS LTD/AZZIP LTD	PROPOSED COMERCIAL DEVELOPMENT	\$ 1,200,000.00	8,132
MEGA SYSTEMS LTD	PROPOSED COMMERCIAL BUILDING	\$ 1,200,000.00	7,300
K.O. HOLDINGS LTD	PROPOSED WAREHOUSES, RESIDENTIAL ACCOMMODATION AND	\$ 1,200,000.00	5,950
EXETER DEVELOPMENT	PROPOSED VETERINARY CLINIC	\$ 1,000,000.00	6,300
TOTALS		\$ 109,076,327.60	599,140

\$182.05/sq. ft. avg.

Table 2: Commercial Projects over \$1M in value

Industrial

There were 30 industrial projects in 2006 valued at \$44M. This is a 15% increase in quantity and 116% increase in value from 2005, which saw 26 industrial projects valued at \$20.5M. As was the case in 2005, the majority of the industrial developments this past year were for the construction of commercial warehouse facilities.

Application Approvals

Other Application Approvals

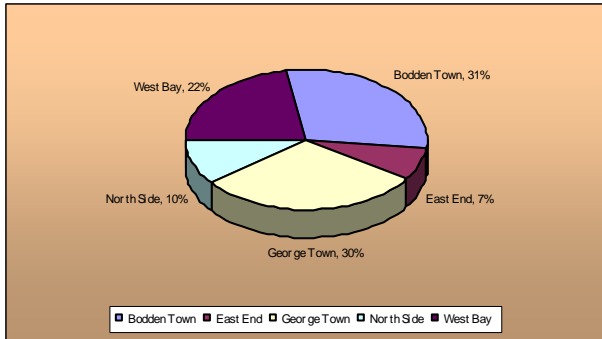


Figure 19: Percentage of subdivisions approved by district

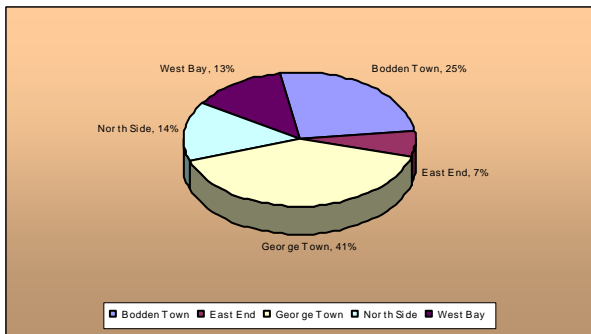


Figure 20: Percentage of newly subdivided lots approved by district

“Other” Category

The CPA and Planning Department also looks at several other project types that fall into the subcategory titles “Other.” These include subdivisions, pools, signs, modifications, fences, and ancillary applications. The following sections summarise these application types.

Subdivisions

2006 saw an decrease in the number of subdivisions, but a sharp increase in total lots and value from 2005. A total of 67 subdivision applications valued at \$21.2M were approved in 2006. 51 were for subdivisions of less than 6 lots and the remaining 16 were for 6 lots or more, creating a total of 637 new lots. Minor subdivisions accounted for 138 lots and major subdivisions accounted for 499 lots. In 2005, there were 75 approved subdivisions valued at \$1.8M with 376 lots.

Swimming Pools

There were 153 pool applications approved in 2006 valued at \$4.1M. A total of 91 pools valued at \$5.1M were approved in 2005.

Signs

There were 32 sign applications approved, valued at \$161K in 2006, compared with 28 approved at \$2.5M in 2005.

Modification

There were 126 applications valued at \$28.6M to modify Central Planning Authority Approvals in 2006. This represented an increase in number and value from 2005 (67 modifications valued at \$28.3M).

Fences and Walls

There were 48 applications for fences and walls in Grand Cayman valued at approximately \$899,068. In 2005, 41 walls and fences were approved at \$861,650.

Ancillary

Projects in this sector included antennas, cabanas, docks, excavations, institutional, land clearing, seawalls, storage sheds, and tents. In total there were 134 of these applications valued at \$19.1M.

Application Approvals

District

As usual, George Town was host to the majority of developments with 526 approvals valued at \$341.4M, accounting for 42% and 55% of Grand Cayman's respective totals. The number of approvals and value was almost identical to that of 2005 for George Town.

Bodden Town continued its trend of having the second largest number and third largest value for approved applications. 2006's 339 approvals valued at \$83.2M was an increase of 3% in quantity and 54% in value from 2005. In that year, Bodden Town had 330 approved applications valued at \$54.2M

West Bay had 268 approvals and a value that exceeded Bodden Town's at \$162.2M. Applications were up by 10% from 2005's 244. This value represents an increase of 70%.

East End's 41 approvals valued at \$7.8M is 15% and 63% decreases, respectively over 2005 figures.

North Side's 75 approvals were a 57% increase from 2005. The value increased to \$26.4M, or by 179%.

Cayman Brac had 118 approvals valued at \$16.7M, an increase of 490% and 116% from 2005. Little Cayman's 14 approvals valued at \$1.3M were almost the same as in the previous year.

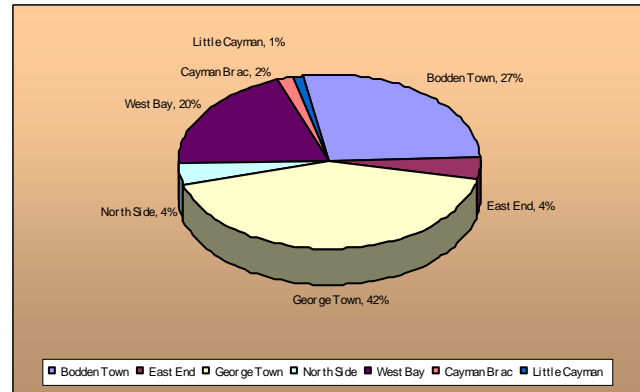


Figure 21: Percentage of Number of Approvals by District

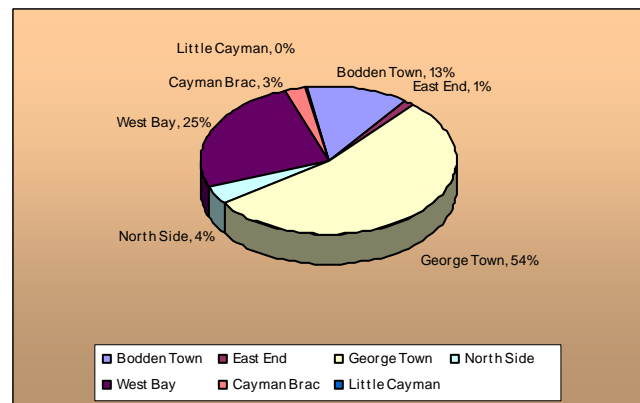


Figure 22: Percentage of Value of Approvals by District

Administrative Approvals

Nine years ago, the Director of Planning was delegated the authority to approve applications administratively and this delegation has proven to be very successful. In 2003 the Director's delegated authority was enhanced to allow for the administrative processing of duplexes and temporary banners. In 2006, 39% of all Grand Cayman applications were approved administratively. These 484 applications valued at \$83.8M represented a 13% and a 7% decrease respectively. Of these approvals, 293 were for houses and duplexes. The remaining 191 included reviews of pools, sheds, fences and other routine matters.

Building Permits Issued

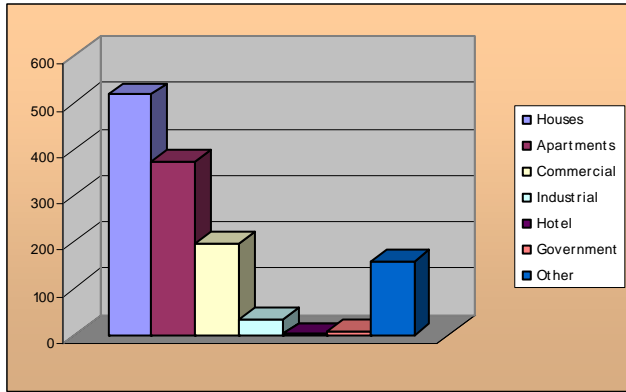


Figure 23: Number of Building Permits Issued by Sector

Sector

A total of 1,290 building permits valued at \$446M were issued in 2006 compared with 968 valued at \$336M in 2005. The number and value of the developments increased 33%. Most permits were issued for the Houses sector with a total of 517, accounting for 40% of all permits in 2006. These were valued at \$120M. There were 374 issued for apartments, a 128% increase from 2005. The value of apartments was the highest sector at \$172M. There were 197 permits issued for the commercial sector, 35 industrial, and Government accounted for 8 of the permits issued. The remaining 159 fell into the hotel or others category including assembly, institutional, fit-out and educational.

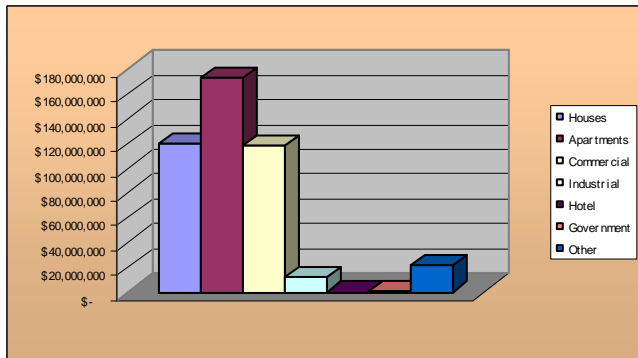


Figure 24: Value of Building Permits Issued by Sector

Quarter

Building permits started the year slow, with only 279 (21%) of the year's permits issued, due in part to staff shortages. Temporary review staff were brought in from overseas in the 2nd quarter, and the numbers spiked to 443 permits issued (34%). Some of the temporary staff remained in the 3rd quarter, and 343 permits (27%) were issued. The backlog was reduced and staff numbers levelled out, creating a more "normal" quarter of 225 (17%) permits being issued.



Figure 25: There's plenty of evidence on the Island that the Building Control Unit has been very busy in 2006.

Certificates of Occupancy

Sector

Certificates of Occupancy (COs) issued in 2006 totalled 529 with a value of \$207.6M, compared with only 97 valued at \$93.6M in 2005. The sharp increase was due to new construction projects starting after Ivan being completed in 2006. Houses and duplexes comprised 281 of these COs with a value of \$56.1M. The next largest sector was the apartment sector with 150 granted in 2006 valued at \$61.8M. The third highest sector was Commercial with 83 COs granted valued at \$13.6M. There were also 8 industrial COs granted at \$4.3M. 3 Hotel CO's issued totalling \$34.7M, which includes the opening of the Ritz.

District

Certificates of Occupancy were predominately located in George Town and Bodden Town. George Town had the most issued with a total of 229 valued at \$145M. Bodden Town was granted 178 COs valued at \$26.9M, nearly tripling 2005's totals. West Bay had 86 with a value of \$25.5M. North Side had 11, and East End had 25 with respective values of \$2.7M and \$7.4M.



Figure 26: Construction continues in Camana Bay. The first Certificate of Occupancy for the development was issued in 2006 for the International School (not pictured), which opened to students in September..

Quarter

The fourth quarter was the largest for issuance of COs. There were 172 COs in the fourth quarter and the third quarter saw 152 COs issued. 131 COs were issued in the second quarter and 74 in the first. This trend was expected because of the increase in building permits issued and the additional inspectors in the 2nd quarter of the year.

Enforcement

Enforcement notices

With the new hire of an Enforcement Officer in late 2005, the department expanded its code enforcement cases. There were 372 new cases opened in 2006, with 320 illegal developments. Other enforcements included abandoned vehicles (1), building code violations(24), illegal excavation (15), sign infractions (10), and illegal vending (2).

There were only 199 enforcement cases opened in 2005, of which 189 were for illegal developments.

After-the-fact applications

The addition of the enforcement officer, in conjunction with the increase in enforcement notices, has also had an impact on after-the-fact applications. The department has seen a greater increase of planning applications being submitted for non-permitted construction after enforcement notices have been served. Often times the applicant did not know they needed planning permission for their development, while others were deliberately bypassing the planning requirements in hopes of not getting caught.

The department does not track the total number of after-the-fact applications, but the number of applications is significantly up from past years, according to staff planners.

Notable enforcement cases

The Magistrate's Court dealt with a case of failure to comply with an Enforcement Notice regarding the rearing of goats in a Low Density Residential zone. The alleged offender had challenged the Central Planning Authority's (CPA's) Enforcement Notice on the grounds that it was not properly served.

The Court ruled that the Notice was in fact properly served. In so ruling the Court indicated that the Development and Planning Law (2005 Revision) – supported by case law and the UK Town and Country Act – mandates proof of service of the notice, but not proof of receipt. The end result of the ruling is that the rearing of goat is disallowed, affirming the CPA's decision.

Appeals, Revenue and Expenditure

Appeals

In 2006, there were 5 appeals against Central Planning Authority decisions compared with 15 in 2005 and 20 in 2004.

Department Revenue

There were \$5.9M in fees collected by the Planning Department in 2006 compared with \$4.1M in 2005, an increase of 44%. The distribution was as follows: \$1.4M in Planning Application Fees, \$2.0M in Building Permit Fees, \$2.5M in Infrastructure Fees and \$30K in Miscellaneous and Electrical Fees.

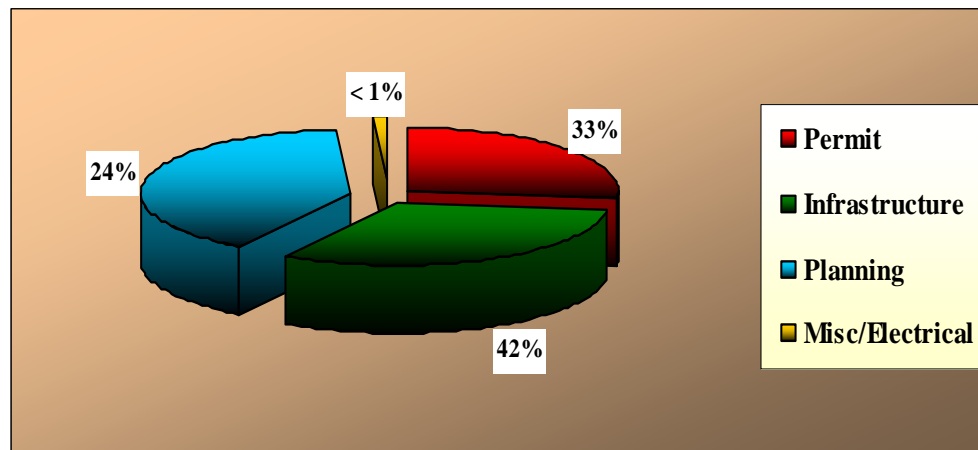


Figure 27: Department Revenue 2006

Conclusion

The Central Planning Authority, Development Control Board, and the Planning Department continued to be extremely busy in 2006. However, the hiring of extra staff, use of temporary staff, and the scheduling of extra meetings all contributed to a major reduction in the backlog for plan reviews.

Customer service has improved throughout the year. It is anticipated that this trend will continue in years to come.

The Zucker Systems Audit will help guide the department into a more efficient future.

Also, new guidelines are being drafted to help define minimum standards for new development in relation to features such as aesthetics, circulation, access, landscaping, signage, and lighting. These standards will help the CPA, DCB, and Staff guide builders to design attractive and safe developments on the islands.

We appreciate the efforts of the CPA, the DCB, and Staff put into this past year to address the additional demands placed upon them.

Dalkeith Bothwell
Chairman, CPA

Ernie Hurlstone
Chairman, DCB

Kenneth S. Ebanks
Executive Secretary, CPA

Appendix 1: 2006 Planning Approval Statistics

SECTORS	2002		2003		2004		2005		2006		% Change 2006 vs. 2005	
	No.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE
Houses	327	\$ 60,629,078	385	\$ 80,041,236	359	\$ 67,483,006	532	\$ 105,768,500	336	\$ 74,848,218	-36.8%	-29.2%
Apt./ Condo.	88	\$ 81,985,417	129	\$ 65,875,589	111	\$ 153,684,330	132	\$ 194,879,180	222	\$ 294,288,813	68.2%	51.0%
Hotel	5	\$ 9,699,091	-	\$ -	1	\$ 45,000,000	4	\$ 16,220,000	1	\$ 6,042,649	-75.0%	-62.7%
Gov'L.	4	\$ 819,000	12	\$ 55,050,500	6	\$ 3,879,000	15	\$ 3,739,053	15	\$ 7,460,091	0.0%	99.5%
Comm.	83	\$ 48,944,580	67	\$ 28,953,981	52	\$ 133,223,770	95	\$ 103,975,691	70	\$ 119,779,333	-26.3%	15.2%
Industrial	17	\$ 9,867,570	34	\$ 7,104,669	17	\$ 7,340,771	26	\$ 20,516,746	30	\$ 44,387,985	15.4%	116.4%
Other	424	\$ 24,353,071	504	\$ 29,432,302	427	\$ 45,697,660	394	\$ 66,146,908	574	\$ 74,155,347	45.7%	12.1%
TOTAL	948	\$ 236,297,807	1131	\$ 266,458,276	973	\$ 456,308,537	1,198	\$ 511,246,078	1,248	\$ 620,962,436	4.2%	21.5%

Table 3: Number and Value of Planning Approvals by Sector 2002 to 2006 Grand Cayman,

Sector	2002		2003		2004		2005		2006		2005	2006	% Change 2006 vs. 2005
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac			
Houses	6	15	4	25	7	29	4	39	5	34	43	39	-9%
Apt./Condo.	0	2	1	2	0	1	1	3	0	0	4	0	-100%
Hotel	0	0	0	0	0	0	0	0	0	1	0	1	100%
Government	1	4	1	3	1	10	0	5	1	9	5	10	100%
Commercial	0	2	1	13	2	11	2	7	0	5	9	5	-44%
Industrial	2	7	0	2	0	4	0	1	0	10	1	10	900%
Other	16	58	7	53	20	55	13	60	8	59	73	67	-8%
Totals	25	88	14	98	30	110	20	115	14	118	135	132	-2%

Table 4: Number of Planning Approvals by Sector 2002 to 2006 on the Sister Islands

Sector	2002		2003		2004		2005		2006		2005	2006	% Change 2006 vs. 2005
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac			
Houses	\$ 1,035,000	\$ 2,191,504	\$ 1,445,000	\$ 2,671,480	\$ 1,592,540	\$ 5,053,355	\$ 831,300	\$ 5,108,370	\$ 1,220,852	\$ 5,494,064	\$ 5,939,670	\$ 6,714,916	13%
Apt./Condo.	\$ -	\$ 215,000	\$ 108,000	\$ 684,262	\$ -	\$ 134,400	\$ 270,000	\$ 983,300	\$ -	\$ -	\$ 1,253,300	\$ -	-100%
Hotel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,500,000	\$ -	\$ 5,500,000	0%
Government	\$ 7,000	\$ 317,000	\$ 29,820	\$ 47,000	\$ -	\$ 333,500	\$ -	\$ 202,500	\$ 20,000	\$ 2,719,400	\$ 202,500	\$ 2,739,400	1253%
Commercial	\$ -	\$ 324,500	\$ 230,000	\$ 1,130,000	\$ 1,205,000	\$ 690,600	\$ 265,000	\$ 337,500	\$ -	\$ 650,000	\$ 602,500	\$ 650,000	8%
Industrial	\$ 740,624	\$ 477,336	\$ -	\$ 375,000	\$ -	\$ 4,018,000	\$ -	\$ 500,000	\$ -	\$ 1,550,000	\$ 500,000	\$ 1,550,000	210%
Other	\$ 1,744,370	\$ 574,690	\$ 138,000	\$ 590,725	\$ 139,500	\$ 565,670	\$ 184,550	\$ 597,553	\$ 26,550	\$ 743,961	\$ 782,103	\$ 770,511	-1%
Totals	\$ 3,526,994	\$ 4,100,030	\$ 1,950,820	\$ 5,498,467	\$ 2,937,040	\$ 10,795,525	\$ 1,550,850	\$ 7,729,223	\$ 1,267,402	\$ 16,657,425	\$ 9,280,073	\$ 17,924,827	93%

Table 5: Value of Planning Approvals by Sector 2002 to 2006 Sister Islands

Appendix 1: 2006 Planning Approval Statistics

Districts	2002		2003		2004		2005		2006		% Change 06-05	
	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value
	Bodden Town	201	\$ 27,728	277	\$ 29,322	249	\$ 57,821	330	\$ 54,193	339	\$ 83,194	3%
East End	38	\$ 4,146	60	\$ 15,514	37	\$ 49,771	48	\$ 20,858	41	\$ 7,796	-15%	-63%
George Town	401	\$ 140,300	449	\$ 163,056	431	\$ 267,596	529	\$ 331,515	526	\$ 341,379	-1%	3%
North Side	57	\$ 8,278	91	\$ 13,818	44	\$ 11,811	47	\$ 9,472	74	\$ 26,426	57%	179%
West Bay	251	\$ 55,845	254	\$ 44,749	212	\$ 69,310	244	\$ 95,209	268	\$ 162,167	10%	70%
GC Total	948	\$ 236,297	1131	\$ 266,459	973	\$ 456,309	1198	\$ 511,247	1248	\$ 620,962	4%	21%
Cayman Brac	88	\$ 4,100	98	\$ 5,498	110	\$ 10,796	20	\$ 7,729	118	\$ 16,657	490%	116%
Little Cayman	25	\$ 3,527	14	\$ 1,951	30	\$ 2,937	13	\$ 1,551	14	\$ 1,267	8%	-18%
Sister Islands Total	113	\$ 7,627	112	\$ 7,449	140	\$ 13,733	135	\$ 9,280	132	\$ 17,924	-2%	93%
Grand Total	1,061	\$ 243,924	1,243	\$ 273,908	1,113	\$ 470,042	1,333	\$ 520,527	1,380	\$ 638,886	4%	23%

Table 6: Number and Value of Planning Approvals by District 2002 to 2006 (all Districts) * (,000)

ANCILLARY	Number	19
	Value	\$ 590,219
ANTENNAE	Number	8
	Value	\$ 577,500
DOCKS	Number	31
	Value	\$ 2,011,000
FENCES/WALLS	Number	37
	Value	\$ 765,747
GAZEBOS	Number	17
	Value	\$ 285,990
INSTITUTIONAL	Number	14
	Value	\$ 8,732,146
LANDCLEARING	Number	12
	Value	\$ 3,736,422
MODIFICATIONS	Number	126
	Value	\$ 28,617,759
POOLS	Number	153
	Value	\$ 4,160,505
SEA WALLS	Number	17
	Value	\$ 2,866,000
SHEDS	Number	24
	Value	\$ 159,315
SIGNS	Number	32
	Value	\$ 161,235
SUBDIVISIONS	Number	67
	Value	\$ 21,238,300
WALLS	Number	11
	Value	\$ 133,321
TENTS	Number	6
	Value	\$ 119,889
TOTAL	Number	574
	Value	\$ 74,155,348

Table 7: Number and Value of Planning Approvals Other Sector

Appendix 1: 2006 Planning Approval Statistics

Subdivisions	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	3	2	7	3	1	16
Minor	17	3	13	4	14	51
Total	20	5	20	7	15	67

Table 8: Subdivision Approvals by District 2006

Lots Created	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	116	35	224	74	50	499
Minor	46	7	34	17	34	138
Total	162	42	258	91	84	637

Table 9: Subdivision lots approved by District 2006

QUARTER		Q1 (Jan-March)	Q2 (Apr-Jun)	Q3 (Jul-Sep)	Q4 (Oct-Dec)	2006 Total
ADMIN	Value	\$ 19,253,463	\$ 19,822,412	\$ 20,656,163	\$ 24,052,116	\$ 83,784,154
	Count	105	118	126	135	484
CPA	Value	\$ 155,970,064	\$ 137,309,728	\$ 85,404,980	\$ 158,493,512	\$ 537,178,284
	Count	176	211	171	206	764
TOTALS	Value	\$ 175,223,527	\$ 157,132,140	\$ 106,061,143	\$ 182,545,628	\$ 620,962,438
	Count	281	329	297	341	1,248

Table 10: Number and Value of Approvals 2006: by Approval Type

Appendix 2: 2006 Building Permit Statistics

Sector	2002	2003	2004	2005	2006	2006-2005 % Change
Houses	283	375	341	533	517	-3%
Apartments	114	211	145	164	374	128%
Commercial	61	35	26	163	197	21%
Industrial	14	19	42	8	35	338%
Hotel	14	5	0	31	2	-94%
Government	3	21	8	5	8	60%
Other	116	205	192	64	157	145%
Total	605	871	754	968	1290	33%

Table 11: Number of Building Permits Issued by Sector 2002 to 2006

Sector	2002	2003	2004	2005	2006	2006-2005 % Change
Houses	\$ 46,328,322	\$ 67,000,594	\$ 66,830,385	\$ 145,888,784	\$ 119,598,164	-18%
Apartments	\$ 50,898,467	\$ 45,713,712	\$ 46,052,711	\$ 96,309,036	\$ 172,365,584	79%
Commercial	\$ 22,768,371	\$ 15,595,680	\$ 7,515,302	\$ 71,866,281	\$ 118,494,222	65%
Industrial	\$ 4,930,320	\$ 20,335,816	\$ 7,943,499	\$ 3,463,000	\$ 12,111,630	250%
Hotel	\$ 111,450,952	\$ 9,792,910	\$ -	\$ 8,105,378	\$ 255,000	-97%
Government	\$ 323,007	\$ 4,149,500	\$ 1,175,000	\$ 7,322,483	\$ 861,960	-88%
Other	\$ 6,213,880	\$ 14,991,745	\$ 12,506,116	\$ 2,848,250	\$ 22,145,168	678%
Total	\$ 242,913,318	\$ 177,579,956	\$ 142,023,013	\$ 335,803,212	\$ 445,831,728	33%

Table 12: Value of Building Permits Issued by Sector 2002 to 2006

Year		Q1 (Jan-March)	Q2 (Apr-Jun)	Q3 (Jul-Sep)	Q4 (Oct-Dec)	Year Total
2003	Value	\$ 30,726,267	\$ 59,523,907	\$ 49,656,849	\$ 37,672,933	\$ 177,579,956
	Count	167	234	237	233	871
2004	Value	\$ 41,399,610	\$ 52,084,840	\$ 43,804,500	\$ 4,734,063	\$ 142,023,013
	Count	244	278	184	48	754
2005	Value	\$ 36,959,673	\$ 81,843,272	\$ 135,293,491	\$ 81,706,775	335,803,211
	Count	146	268	273	281	968
2006	Value	\$ 78,391,465	\$ 131,016,511	\$ 138,242,048	\$ 98,181,704	445,831,728
	Count	279	443	343	225	1,290

Table 13: Number and Value of Building Permits Issued by Quarter 2003-2006

Appendix 3: 2006 Certificate of Occupancy Statistics

District		BODDEN TOWN	EAST END	GEORGE TOWN	NORTH SIDE	WEST BAY	TOTAL
2004	Number	109	12	126	15	72	334
	Value	\$ 15,938,286	\$ 7,160,778	\$ 28,601,889	\$ 20,570,015	\$ 12,360,829	\$ 66,631,797
2005	Number	65	4	149	14	65	297
	Value	\$ 11,702,899	\$ 540,100	\$ 56,031,754	\$ 5,846,250	\$ 19,481,414	\$ 93,602,417
2006	Number	178	25	229	11	86	529
	Value	\$ 26,880,711	\$ 7,399,835	\$ 145,029,178	\$ 2,742,555	\$ 25,514,846	\$ 207,567,125

Table 14: Number and Value of Certificates of Occupancy (COs) granted by District 2004-2006

Sector	2002	2003	2004	2005	2006	2006-2005 % Change
Houses	143	171	197	183	281	54%
Apartments	50	107	80	71	150	111%
Commercial	15	24	14	41	83	102%
Industrial	3	12	2	2	8	300%
Hotel	1	0	1	0	3	100%
Government	1	0	1	0	1	100%
Other	36	27	39	0	3	100%
Total	249	341	334	297	529	78%

Table 15: Number of Certificates of Occupancy (COs) granted by Sector 2002-2006

Appendix 3: 2006 Certificate of Occupancy Statistics

Sector	2002	2003	2004	2005	2006	2006-2005 % Change
Houses	\$ 24,943,767	\$ 32,093,411	\$ 36,875,262	\$ 37,554,531	\$ 56,116,973	49%
Apartments	\$ 18,801,182	\$ 24,173,943	\$ 21,923,315	\$ 45,987,885	\$ 61,802,171	34%
Commercial	\$ 2,291,000	\$ 3,949,000	\$ 2,171,590	\$ 9,562,000	\$ 13,573,607	42%
Industrial	\$ 4,190,000	\$ 10,122,250	\$ 163,000	\$ 498,200	\$ 4,280,171	759%
Hotel	\$ 159,600	\$ -	\$ 4,400,000	\$ -	\$ 34,727,836	100%
Government	\$ 23,000	\$ -	\$ 250,000	\$ -	\$ -	0%
Other	\$ 1,174,500	\$ 2,962,350	\$ 848,630	\$ -	\$ 37,066,367	100%
Total	\$ 51,583,049	\$ 73,300,954	\$ 66,631,797	\$ 93,602,616	\$ 207,567,125	122%

Table 16: Value of Certificates of Occupancy (COs) granted by Sector 2002-2006

		Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (Jul-Sep)	Q4 (Oct-Dec)	TOTAL
2003	Number	62	69	92	118	341
	Value	\$ 10,516,323	\$ 16,267,923	\$ 20,315,912	\$ 26,200,796	\$ 73,300,954
2004	Number	104	115	73	42	334
	Value	\$ 14,327,261	\$ 26,754,171	\$ 18,490,931	\$ 7,059,435	\$ 66,631,798
2005	Number	38	49	90	120	297
	Value	\$ 9,010,505	\$ 9,932,779	\$ 16,132,084	\$ 58,527,048	\$ 93,602,416
2006	Number	74	131	152	172	529
	Value	\$ 17,953,512	\$ 81,644,160	\$ 49,589,331	\$ 58,380,122	\$ 207,567,125

Table 17: Number and Value of Certificates of Occupancy (COs) granted by Quarter 2003-2006

Regatta Office Plaza, Leeward I
2nd Floor
West Bay Road

Phone:345-769-7526
Fax:345-769-2922
Email: Planning.Dept@gov.ky

Appendix 4: Frequently Asked Questions

Protecting Your Property and the Islands through Planning Permission Requirements and Review

There are laws (planning regulations) that govern many of the changes you make to the outside of your home including building walls, fences and other ancillary uses. However, you do not need to apply for planning permission for everything.

A wall or fence where the highest point is not higher than 3'6" does not require planning permission provided that:

- Where such structures extend along a roadway, it is recommended that the setback from the street property line be at least six feet.
- Gates should open inward.
- Gates in driveways should be setback 16 feet from the street property line.
- Walls and fences at intersections should comply with the Roads Law.

The Development and Planning Law (2005) provides for the enlargement, improvement or other alteration of a **dwelling house**² without requiring planning permission, provided that:

- The square footage of the enlargement does not exceed ten percent (10%) of the square footage of the ground floor or the house;
- The enlargement is single storey only;
- The regulations governing the setback of buildings and coverage of site are upheld;
- The enlargement is an integral part of the existing dwelling house; and
- A notice of intention to construct under this section is forwarded to the Authority.
- Approval of any plumbing and electrical changes is required and inspections are necessary.

For information on density, lot size, setbacks, site coverage and parking provisions, consult with the Planning Department or refer to the relevant section of the Development and Planning Regulations (2005 Revision).

If you are not sure whether you need to apply for planning permission you should contact the Planning Department on 769-7526, Fax 769-2922 or mail to P.O. Box 31206 KY1-1205. Free pamphlets are also available at the Planning Department, Leeward One, Regatta Office Park, or you can obtain the information from our website at www.planning.gov.ky.

Planning Laws and Regulations can be purchased at the Legislative Assembly building, P.O. Box 890 KY1-1103.

² *Please note: this applies only to a single-family house and does not include separate units, guest houses, cottages, duplexes, apartments, hotels or commercial or industrial developments.*

