



2007 Annual Report of the Central Planning Authority and Development Control Board

Visit us @:
www.planning.gov.ky

HIGHLIGHTS

Development Plan

*Land Use Management
System*

Cross-training

New Team Members

*New Procedures Man-
ual*

CPA Awards

Builders Law 2007



P.O. Box 31206
Grand Cayman KY1-1205
Cayman Islands

Cayman Islands Government

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. Arek Joseph	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/Director of Planning

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
Ms. Andrea Stevens	Executive Secretary/Planning Officer

2007 Annual Report of the Central Planning Authority and Development Control Board

Lists of Figures and Tables _____	4	Building Permits Issued _____	21
		Sector_____	21
Executive Summary _____	5	Certificates of Occupancy _____	22
Functions and Responsibilities _____	6	Sector_____	22
Central Planning Authority_____	6	District_____	22
Development Control Board_____	6	Quarter_____	22
Electrical Board of Examiners_____	6	Compliance _____	23
Planning Department_____	6	New Compliance Officer_____	23
<i>Current Planning</i> _____	7	Compliance in the news_____	23
<i>Policy Development</i> _____	8	Appeals, Revenue and Expenditure __	24
<i>Strategic Planning</i> _____	8	Appeals_____	24
<i>Building Control Unit</i> _____	9	Department Revenue_____	24
<i>Finance and Human Resources</i> _____	9	Conclusion _____	25
Application Processing _____	10	Appendices	
Central Planning Authority		1: 2007 Planning Approval Statistics	
Performance_____	10	_____	26-28
Development Control Board		2: 2007 Building Permit Statistics_____	29
Performance_____	11	3: 2007 Certificate of Occupancy Statis-	
Planning Team Members Performance__	12	tics_____	30-31
BCU Staff Performance_____	12	4: Frequently Asked Questions_____	32
Highlights of 2007 _____	13		
New team members_____	13		
Operations audit_____	14		
New Procedures Manual_____	14		
World Town Planning Day & CPA			
Awards_____	15		
Development Plan Review_____	16		
Land Use Management System_____	16		
Builders Law 2007_____	16		
Cross-training_____	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		

Lists of Figures and Tables

Figures

Figure 1: Central Planning Authority (CPA)	5
Figure 2: Planning Department Organization Diagram	7
Figure 3: Current Planning	7
Figure 4a: Policy Development	8
Figure 4b: Strategic Planning	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: George Town Library redevelopment	12
Figure 12: New Department Employees	13
Figure 13: World Town Planning Day logo	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: George Town 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: Compliance case	23
Figure 28: Department Revenue 2007	24

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 2004 to 2007	26
Table 4: Number of Planning Approvals by Sector 2003 to 2007 Sister Islands	26
Table 5: Value of Planning Approvals by Sector 2003 to 2007 Sister Islands	26
Table 6: Number and Value of Planning Approvals by District 2003 to 2007 (all Districts)	27
Table 7: Number and Value of Planning Approvals Other Sector	27
Table 8: Subdivision Approvals by District	28
Table 9: Subdivision Lots Approved by District	28
Table 10: Number and Value of CPA and Administra- tive Approvals by Quarter	28
Table 11: Number of Building Permits Issued by Sector 2003 to 2007	29
Table 12: Value of Building Permits Issued by Sector 2003 to 2007	29
Table 13: Number and Value of Building Permits Issued by Quarter 2003-2007	29
Table 14: Number and Value of Certificates of Occupancy (COs) Granted by District 2004-2007	30
Table 15: Number and Value of Certificates of Occu- pancy (COs) Granted by Quarter 2003-2007	30
Table 16: Number and Value of Certificates of Occu- pancy (COs) Granted by Sector 2003-2007	31

Executive Summary

The Central Planning Authority had another active year. As rebuilding from 2004's visit from Hurricane Ivan tapered off, there was an increase in property redevelopment, particularly along Seven Mile Beach and in George Town.

The year saw significant changes within the Department. The second phase of the 2006 audit report of the operations and procedures within the Planning Department to help improve the overall performance of the department was implemented. It included (among other matters) passage of the Builders Law 2007, the hiring of additional staff, cross-training of Inspectors and Plans Examiners, and completion of the first comprehensive Procedures Manual for the Department

The **Central Planning Authority (CPA)** heard over 1100 items in 38 meetings. This



Figure 1: Central Planning Authority (CPA), left to right: Kenneth S. Ebanks (Executive Secretary), Fred Whittaker, Ray Hydes, Arden Parsons, Dalkeith Bothwell (Chairman), Eldon Rankin, Arek Joseph, Darrell Ebanks, Attlee Bodden, Rex Miller, Ron Sanderson (Assistant Director), Owen Rankine, Robert Watler and Trent McCoy. Ernley Hurlstone is absent.

was down from over 1300 agenda items in 39 meetings in the previous year. In addition to reviewing planning applications, some CPA meetings were allocated to reviewing The Development Plan 1997. The decrease in applications is directly related to a reduction in rebuilding after Hurricane Ivan compared to 2005 and 2006. The value of approved applications increased from \$621M to \$645M, influenced by several major Government projects. Building on World Town Planning Day activities of the previous year, the Authority held its first Annual CPA Awards to honour excellence in planning, development and preservation.

The **Development Control Board (DCB)** considered a draft Land Use Management System for Cayman Brac. The DCB also experienced a significant increase in the value of development in the Sister Islands.

The CPA, DCB and the Department looks forward to proactively tackling planning challenges in 2008 through implementation of its outputs aimed at satisfying strategic outcomes that in summary seek to enhance the quality of life for all residents.

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. Its functions are directed primarily by Appendix 1 of The Development Plan 1997 'GUIDELINES FOR DEVELOPMENT CONTROL IN CAYMAN BRAC.'

Planning Department

The Planning Department provides administrative services to the CPA, DCB and EBE. 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 51 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

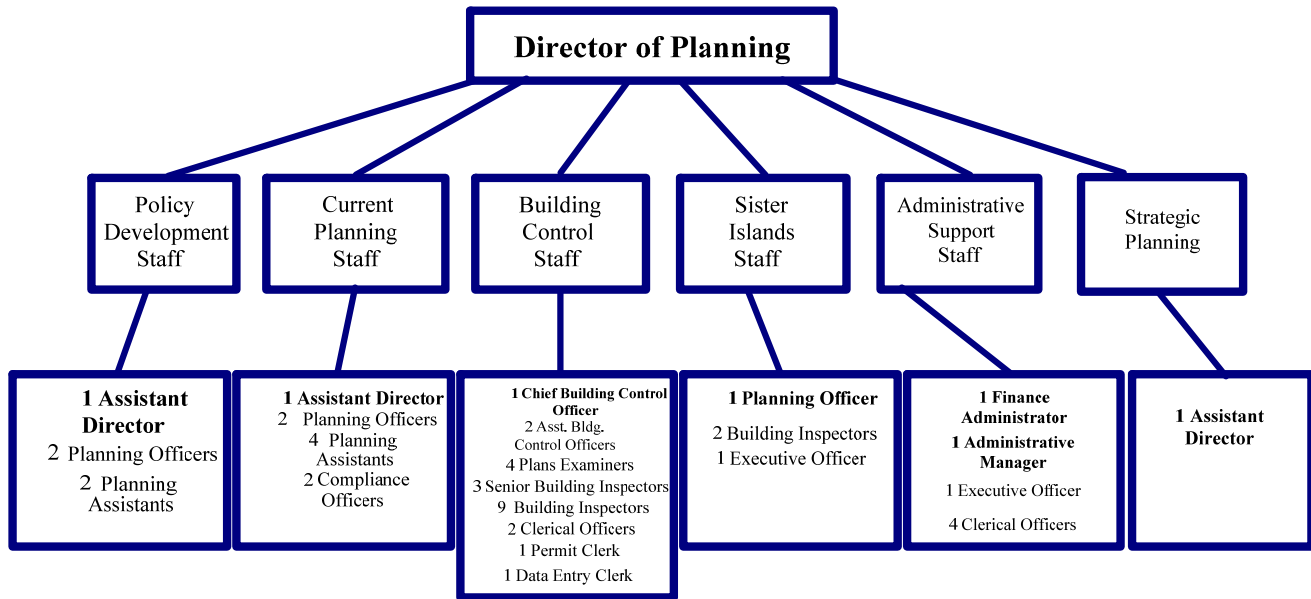


Figure 2: Planning Department Organization Diagram

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. Two Code Compliance Officers seek compliance with the Development and Planning Law and Regulations. Emphasis is on compliance and demolition is a last resort.

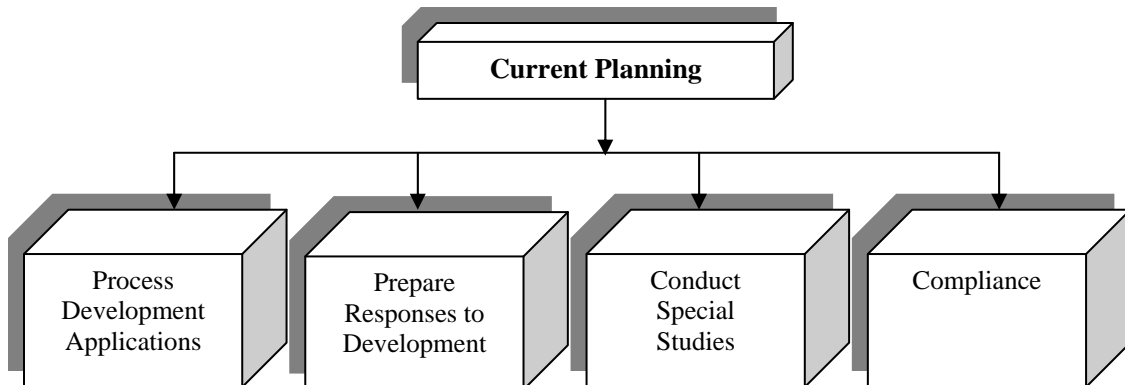


Figure 3: Current Planning Functions and Responsibilities

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).

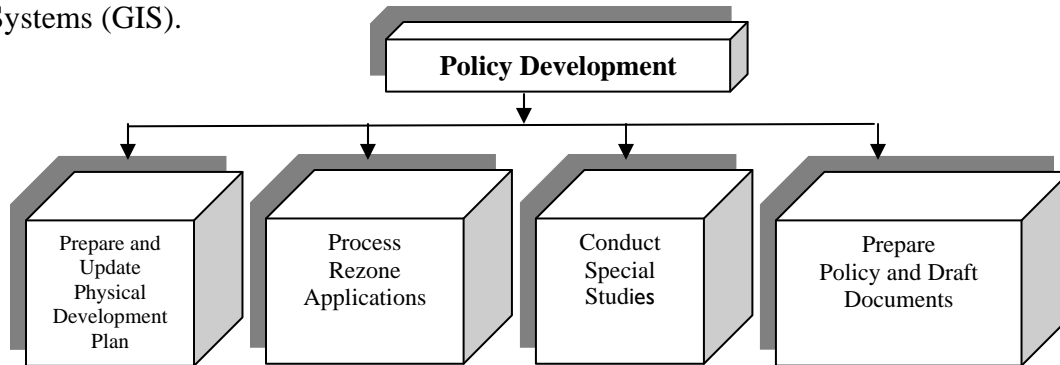


Figure 4a: Policy Development Functions and Responsibilities

Strategic Planning

This new section initially is responsible for work on internal processes to enhance efficiency, such as developing a Department-wide procedures manual that details the submittal and review procedures for all planning and building permit applications, as well as mapping processes of all sections of the Department.

The remit also comprises the identification and development of long-range strategic planning initiatives. Examples 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, 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 additionally charged with promoting and disseminating best practice information and strategies to colleagues in the interest of serving stakeholders in the most efficient and effective manner.

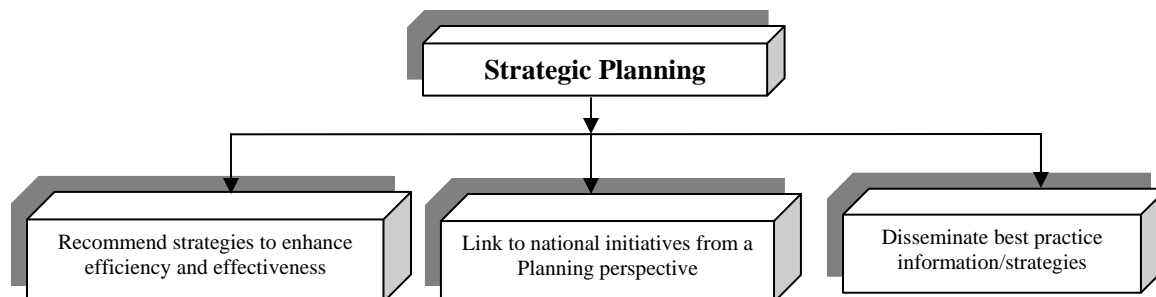


Figure 4B: Strategic Planning Functions and Responsibilities

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 approved developments comply with all the codes: Building, Plumbing, Electrical and occasionally Mechanical.

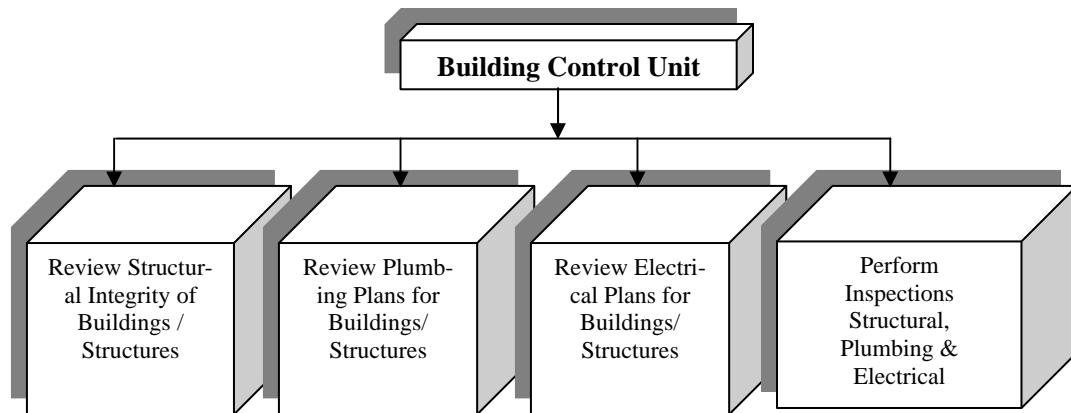


Figure 5: Building Control Functions and Responsibilities

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.

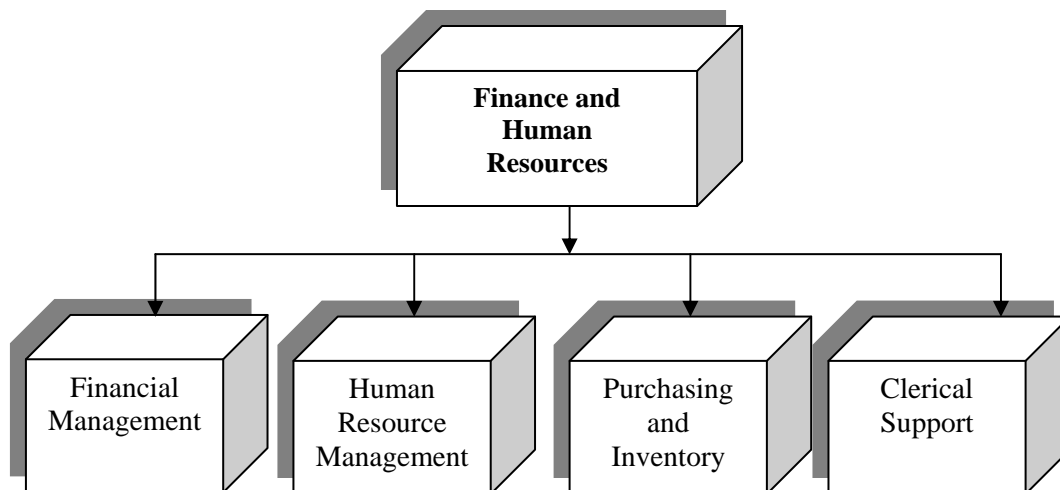


Figure 6: Finance and Human Resources Functions and Responsibilities

Application Processing

Central Planning Authority Performance

It was an active year for the Central Planning Authority in 2007. There were meetings 73% of the weeks of the year. In addition to regularly scheduled meetings to review planning applications, there were several special meetings for items such as site visits and formulating goal statements on the Development Plan.

The CPA processed a total of 1,115 agenda items in 2007 compared with 1,358 in 2006, or an 18% decrease. This equates to about 29 items per meeting.

The number of applications approved by CPA in 2007 decreased 18% from 2006 with a total of 514 agenda items approved. The value of approvals at \$645M showed a 3.9% increase from \$621M in 2006. This maintained the trend of consecutive value increase (i.e. 2002-2007).

There were 242 applications adjourned compared with 298 in 2006. This represents a 19% reduction in adjournments, a symptom of increased efficiency.

The number of refusals increased to 55 in 2007, a 20% increase from the 46 applications refused in 2006. This is partly attributed to the adoption of a variance policy that aids decision-making.

Enforcements were down with 61 issued in 2007 compared to 137 in 2006. This downturn was influenced by staff shortage part of the year.

Information and Discussion items were up 52%, with 94 items considered in 2007 compared with 62 in 2006. Matters from the Director increased, with 77 in 2007 compared to 61 in 2006.

There CPA held 38 meetings in 2007 with an average attendance of 9 members per meeting, down slightly from 10 in 2006.

Performance Indicator	Quarters - Years										% Change 2006-2007
	Q1		Q2		Q3		Q4		TOTALS		
	2006	2007	2006	2007	2006	2007	2006	2007	2006	2007	
Attendance (Avg.)	10.2	8.1	9.4	9.3	9.1	9.6	9.6	10.2	9.8	9.3	-5%
Applications (Approved)	134	128	179	142	143	102	171	142	627	514	-18%
Applications (Adjourned)	60	61	75	71	69	48	94	62	298	242	-19%
Applications (Refused)	12	17	11	19	9	7	14	12	46	55	20%
Enforcements	39	18	31	6	40	9	27	28	137	61	-55%
Matters from the Director	13	21	10	31	17	12	21	13	61	77	26%
Information/ Discussion	11	23	15	26	14	23	22	22	62	94	52%
No. of Items	302	289	349	278	332	240	375	308	1,358	1,115	-18%
No. of Meetings	10	9	11	10	9	8	9	11	39	38	-3%

Table I: Central Planning Authority Performance Indicators: 2006-7

Application Processing

Development Control Board Performance

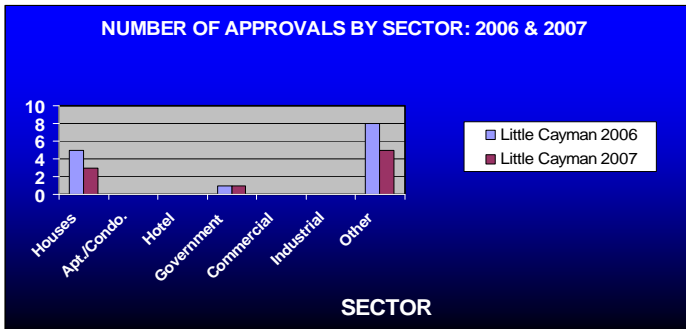


Figure 7: Little Cayman: Number of Approvals by Sector: 2006-7

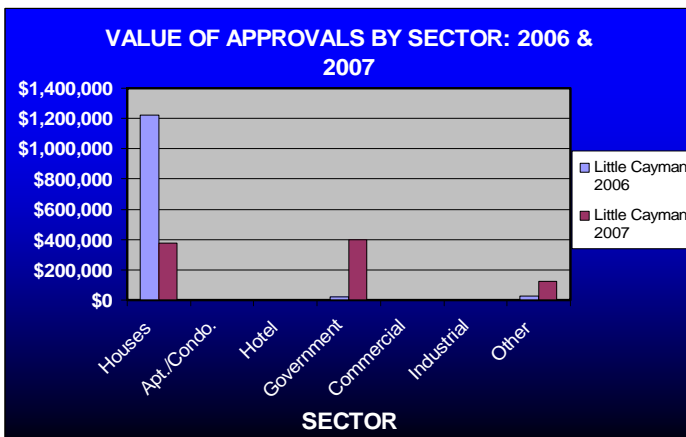


Figure 8 Little Cayman: Value of Approvals by Sector: 2006-7

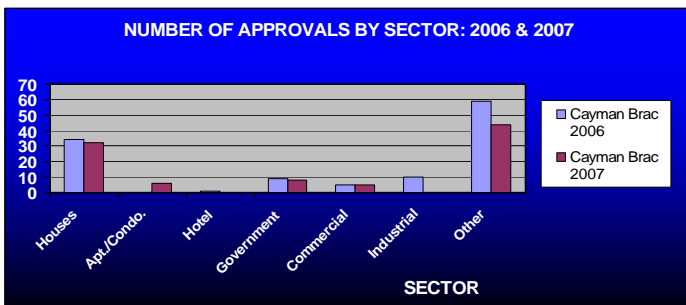


Figure 9: Cayman Brac: Number of Approvals by Sector: 2006-7

The Development Control Board (DCB) approved 104 development applications valued at \$36.2M. These figures represented a decrease in total approvals by 21% (from 132 in 2006) but the value increased by 102% from 2006's \$17.9M.

Housing approvals decreased slightly with 35 approvals compared to 39 in 2006. There were 6 Apartment applications approved on the Sister Islands in 2007, a significant increase over 2006 when none were approved. Government projects approved was similar with 10 in 2006 and 9 in 2007. There were no industrial approvals compared to 10 in 2006. "Other" approvals dropped from 67 in 2006 to 49 in 2007.

In summary, the value of projects approved in Cayman Brac more than doubled, going from \$16.7M in 2006 to \$35.3M in 2007. Most of the increase is attributed to \$23.9M value of apartments approved. Overall increase in value occurred despite a decrease in number of applications (95 in 2007) compared to 118 in 2006. Only 9 total applications for Little Cayman were approved, compared to 14 in 2006. The value of applications for Little Cayman also decreased from \$1.3M in 2006 to \$0.9M in 2007.

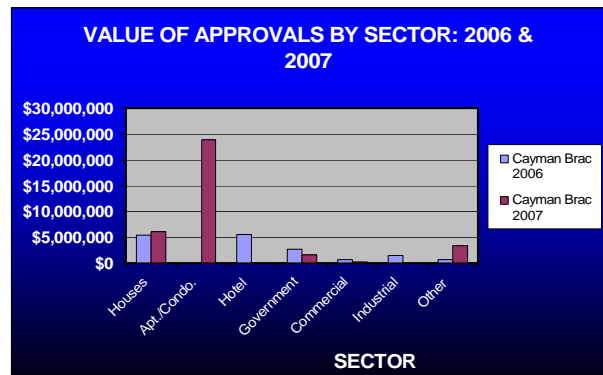


Figure 10: Cayman Brac: Value of Approvals by Sector: 2006-7

Application Processing

Planners Performance

On average, planners processed 224 applications each in 2007 compared with 318 applications in 2006. Each of these planners on average processed approximately \$93.8M compared with \$120.8M in 2006. A total of 276 reference letter applications for Trade and Business Licences were processed permission compared to 301 in 2006. Also, current planners completed 66 “due diligence” letters. Policy Development planners processed 3 rezones (another 3 were withdrawn) and 3 Tree Preservation Orders.



Figure 11: George Town Library redevelopment

Building Control Unit Performance

Total inspections were 16,512 in 2007 compared with 16,566 inspections in 2006. Inspections included foundation, slab, walls, interim, roof and final.

Of these inspections 69% were for Residential developments. Businesses comprised 13% of the remaining 2007 inspections. Other inspection categories included Assembly, Educational, Hazardous, Factory, Institutional, Mercantile, Storage and Other.

The Plans Examiner and building inspectors conducted 7,579 reviews compared with 7,890 plan reviews in 2006. Most of these reviews, 69% were for residential developments. Business re-

views accounted for 20% of all the reviews in 2007. The review types were as follows: 2,726 building details, 2,999 electrical, 1,296 plumbing and 558 other reviews.

In 2007, construction moderated from the strong performances over the last two years. Building permits reached 1,090 (or 15.5% lower than in 2006) valued at \$446.3 million (up marginally by 0.1 percent compared to 2006).

The Electrical Board of Examiners (EBE) per its legal mandate reviewed and decided on applications for licensing of persons to carry out electrical work.

Highlights of 2007

Department Hires New Team Members

The operational audit confirmed that the rate of growth in the development industry over the past few years has necessitated a growth in professional staff at all sections of the Planning Department. An additional building inspector, planner, compliance officer, and clerical officer were hired for the Building Control Unit, Policy Development Section and Administration area respectively.

With 22 years local experience as an electrician, Mr. Neville Faulkner was hired as an electrical inspector. Ms. Kristen Smith joins the Policy Development Section as a Planning Officer and is involved in the drafting of the revisions to the Development Plan for Grand Cayman. Ms. Smith has a Masters degree in Spatial Planning and is a certified Town Planner as a member of the Royal Town Planning Institute. Mr. Timothy Solomon joined the Department as a Compliance Officer. Mr. Solomon is a qualified banker with the Chartered Institute of Bankers in London and the Society of Trust and Executive Practitioners. Mr. Jason A. Ebanks is the Department's newest clerical officer in the Building Control Unit. Mr. Ebanks is expected to play a critical role as the Department moves to centralized inspection scheduling.



Figure 12: Several new staff members joined the Planning Department in 2007, including: Electrical Inspector Neville Faulkner (left), Planning Assistant Kristen Smith (third from left), Timothy Solomon (third from right), and Clerical Officer James Ebanks (second from right). Also in photo are Director of Planning Kenneth S. Ebanks (second from left), and Chief Building Control Officer Emerson Piercy (right).

“These new staff members help to boost productivity and customer service in their sections which increases our ability to effectively meet the demands of the public,” Director of Planning Kenneth S. Ebanks said. Mr. Ebanks also thanked the Ministry of Planning, the Central Planning Authority members and Government for their continued support of the Department as it tries to improve its service to the community.

The Department also welcomed three Caymanian summer interns, Alex Conolly, Mikhail McLaughlin and Candace Ransome. These temporary attachments are tangible evidence of the Department's commitment and responsibility to professional exposure of potential future recruits.

In line with its resolve to provide optimum customer service, the Department also began the process of filling several posts, including financial administrator, personal assistant to the Director, a policy development planner, and an IT specialist.

Highlights of 2007

Planning Department Operations Audit (Phase 2)

Following up on the operational audit of the Planning Department by Zucker Systems in 2006, the Department implemented a substantial number of recommendations in 2007. Tasks done included (among other matters) hiring additional staff (see previous page), cross-training and compiling a comprehensive Departmental procedures manual (see below).

Strategic Planning Projects

Several strategic planning projects were undertaken during the year. These projects were primarily geared at addressing matters common to more than one Section of the Department. Two projects are noted below.

Planning Department Procedures Manual

The procedures manual assembles and updates important planning process matters for the benefit of existing staff, new employees and the Planning Department's customers. It is a "how to" document, structured to explain various parts of the planning process and to provide necessary supplementary information as appendices.

The manual is constantly updated based on amendments to law, regulations, policies, guidelines, procedures and best practice. Logistically, The manual also includes **links** to where excluded but relevant information can be located.

This is a critical resource of the Planning Department. The anticipated **benefits of the manual** include:

- Tool to enhance consistency and reduce or eliminate procedural uncertainty;
- Assembling of processes and procedures in one place for easy referencing;
- Reduction of queries from customers;
- Less "shopping around" by customers;
- The Manual as a tool to spot process / procedures strengths and deficiencies; and
- A framework example for the creation of other manuals.

To summarize, these benefits combined should result in the Department being more proactive, efficient and effective in delivering services to its customers.

Policy Advice tracking template

A template was created to track policy advice to the Ministry of DAPAH by quarter and by year that automatically tabulates statistical data for reports. This tool should enhance the efficiency of reporting on policy advice.

Highlights of 2007

World Town Planning Day



Figure 13: World Town Planning Day logo

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 2nd WTPD in November, 2007 to acknowledge the positive contribution that Cayman's planners, architects, developers, contractors, builders and environmentalists have made, and to reflect on the way forward.

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; and various types of graphic displays.

The displays 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. It is hoped that future WTPD events will enhance productive interaction with the stakeholders in the planning process. A highlight of WTPD activities was the CPA awards detailed next.

CPA Awards

The CPA held its 1st annual awards for outstanding contributions to planning, development and preservation, as well as lifetime contribution to planning.

Mr. Kenneth Ebanks, BES, MBA received the award for outstanding contribution to planning. He worked for the Planning Department for more than 27 years and he regards his greatest achievements thus far as changing waterfront setbacks to help curb beach erosion, improved processes and working with local developers to improve Caymanians' chances of becoming homeowners.

The family of the late Clarence Flowers Sr. accepted the award for his outstanding contribution to development on Grand Cayman. Mr. Flowers started the first concrete block factory in 1952 thus making structurally sound homes a reality for Islanders.

Sir Vassel Johnson was the recipient (accepted by his family) of the award for outstanding contribution to preservation. Among Sir Vassel's many accomplishment during his period on the Government's Executive Council are the Marine Parks Regulations, the creation of the National Trust, and the protection of endangered species.

Mrs. Linda McLean was honored for lifetime contribution to Planning where she has worked for 34 years. She is currently the Administrative and Finance Manager for the Planning Department.



Highlights of 2007

Development Plan

The Development Plan (1997) is currently undergoing a review and updating process, in order to ensure that planning policies, law and regulations are able to meet current pressures. The revisions to the Development Plan are in their preliminary stages, and are building off a number of community consultations which have been undertaken since fall of 2000. A community consultation programme is currently planned which will give the public an opportunity to once again lend their voice to the review process. Proposed updates and other discussion material will be posted to the Planning Department website as they become available.

Draft Land Use Management System

The DCB worked on a draft Land Use Management System (LUMS) for Cayman Brac, that takes a performance based approach to land use. If accepted and implemented after stakeholder input it is expected to stimulate development while minimizing negative impacts.

Builders Law 2007

The passage of the Builders Law 2007 is aimed at regulating the construction industry in the mutual interest of construction stakeholders and the public. Personnel are being hired to fulfill the mandate of the Law.

Cross-training

A few team members from the Building Control Unit were cross-trained in technical code disciplines. The expected benefits of cross-training include:

- The ability to review different types of plans and conduct multi-disciplinary inspections (e.g. structural, plumbing and electrical). This expands the skill-set of team members.
 - Such multiple skills improve the efficiency of plan reviews and building inspections.
 - A reduction in plan review time may result in cost savings to the customer.
 - Cross-training opens up the option to assign a Building Inspector to do all types of inspections for a building, thereby speeding up the inspection process.
 - This all translates to more satisfied customers. The end result should be better customer service.
-

Conferences

The CPA attended the American Planning Association Conference held in Philadelphia, USA. There they took in seminars and workshops particularly geared to planning board members.

The CPA Chairman Mr. Dalkeith Bothwell and the Director of Planning Mr. Kenneth S. Ebanks attended the "Fostering a Green Culture in Small Island Nations" Conference in Turks and Caicos Islands. The conference purpose was to examine the mutual interdependency between local actions and global initiatives.

Application Approvals

Summary of Application Approvals



The number of applications approved in all three islands was down 1% with 1,230 plan approvals in 2007 compared to 1,243 applications approved in 2006. The value of approvals was up with a 7% increase from \$638.9M approved in 2006 to \$681.2M approved in 2007. The higher value was influenced by several major government projects (i.e. the Government Office Accommodation Project and three high schools).

Sector

Houses

Figure 14: A new home at South Sound Road

Single family housing approvals on Grand Cayman grew 30% in 2007 with 437 new approvals compared to 336 in 2006. The value of these approvals also went up to \$131.3M from \$74.8M, or 75%. A likely contributing factor is increased access to credit due to lower interest rates. The average value of the homes went up to \$300K compared to just under \$223K in 2006.

Single family housing approvals on Grand Cayman grew 30% in 2007 with 437 new approvals compared to 336 in 2006. The value of these approvals also went up to \$131.3M from \$74.8M, or 75%.

Apartments

The number of apartments decreased in 2007, with 112 newly approved applications compared to 222 in 2006, a decrease of 49.5%. The value of apartment projects decreased from \$294.3M to \$88.9M, a 70% decrease. These figures are probable indicators of a saturation of the apartment market influenced by a slowing international economy.



Figure 15: A new condo development off Seven Mile Beach area.

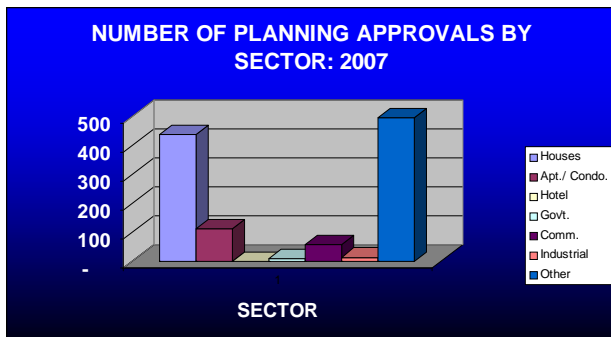


Figure 16: Number of Planning Approvals by Sector, 2007

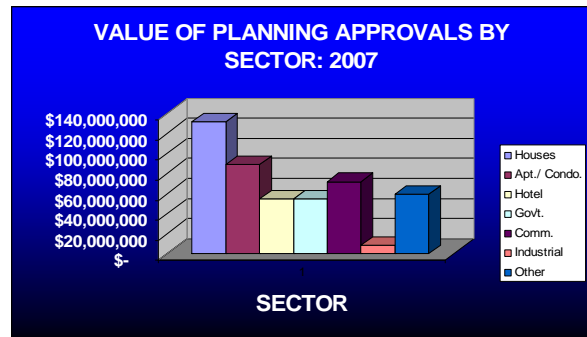


Figure 17: Value of Planning Approvals by Sector, 2007

Application Approvals (cont.)

Hotel

Similar to 2006, there was one new hotel approval in 2007 valued at \$55M compared to \$6M in 2006. This represents a significant increase in value (i.e. over 800%).

Government

The government had 13 application approvals in 2007, compared to 15 in 2006. However, the value of these projects rose by 2,975% from \$7.5M in 2006 to \$230.6M in 2007. Major Government and statutory authority projects approved in 2007 included a library extension, the Government Office Accommodation Project, three secondary schools, and a change of use from hotel to offices (among other projects).

Commercial

There were 56 new commercial applications this past year, down from 70 in 2006. Also, the value decreased 40% from \$119.8M in 2006 to \$71.7M in 2007.

Industrial

There were 14 industrial projects in 2007 valued at \$8.4M. This is a 53.3% decrease in quantity and 81.1% decrease in value from 2006, which saw 30 industrial projects valued at \$44.4M.



Figure 18: A new mixed-use office and retail center near Owen Roberts Airport.

Projects valued over \$1 Million

The 18 projects of \$1 million or more in value (from 19 in 2006) are depicted in Table 2, averaging \$229.94 per square foot (from \$182.05, an increase of 26% over 2006). Over 67% (i.e. \$177M) of the total value of projects valued over \$1 million is from the Government sector.

APPLICANT	DESCRIPTION	VALUE	AREA (Sq. Ft.)
BAREFOOT RESORTS LTD	PROPOSED HOTEL	\$ 55,000,000.00	272,505.00
MINISTRY OF DAPAH	PROPOSED GOVERNMENT OFFICE ACCOMMODATION	\$ 50,000,000.00	237,366.59
CI GOVERNMENT	PROPOSED HIGH SCHOOL (CLIFTON HUNTER)	\$ 48,000,000.00	168,782.00
CI GOVERNMENT	PROPOSED HIGH SCHOOL (JGHS)	\$ 48,000,000.00	162,985.00
CI GOVERNMENT	PROPOSED HIGH SCHOOL (BEULAH SMITH)	\$ 31,000,000.00	122,441.00
OCEAN FRONTIERS	PROPOSED APARTMENTS	\$ 8,000,000.00	35,358.00
CI AMATEUR SWIMMING	COMPETITIVE POOL WITH GRANDSTAND	\$ 6,000,000.00	19,134.60
SOUTH CHURCH HOLDINGS	PROPOSED MUSEUM	\$ 3,000,000.00	25,780.00
SAM THEVASAYAN	PROPOSED COMMERCIAL BUILDING	\$ 2,782,120.00	25,246.00
GEORGE'S PLACE	PROPOSED APARTMENTS	\$ 1,300,000.00	4,257.00
LINDBURGH MARTIN	PROPOSED FIVE BEDROOM HOUSE WITH ATTACHED TRIPLE GARAGE	\$ 1,300,000.00	8,957.00
GEORGE'S PLACE	MIXED USE BUILDING	\$ 1,300,000.00	13,739.00
PETER SMALL	PROPOSED HOUSE	\$ 1,250,000.00	7,659.58
GALLOWAY RESIDENCE	PROPOSED SIX BEDROOM HOUSE WITH ATTACHED DOUBLE GARAGE	\$ 1,250,000.00	6,042.00
STEVEN MAEDA	PROPOSED FOUR BEDROOM HOUSE WITH SWIMMING POOL	\$ 1,200,000.00	5,967.00
ANDREW SCOTT	PROPOSED WAREHOUSES (9,085 sq ft)	\$ 1,200,000.00	9,085.00
EBA LTD OFFICE	PROPOSED COMMERCIAL BLDG.	\$ 1,084,900.00	8,827.14
ALLEN BERNARDO	PROPOSED HOUSE	\$ 1,000,000.00	8,195.77
TOTALS		\$ 262,667,020.00	1,142,327.68

\$229.94/sq. ft. avg.

Table 2: Projects over \$1M in Value: 2007

Application Approvals (cont.)

Other Application Approvals

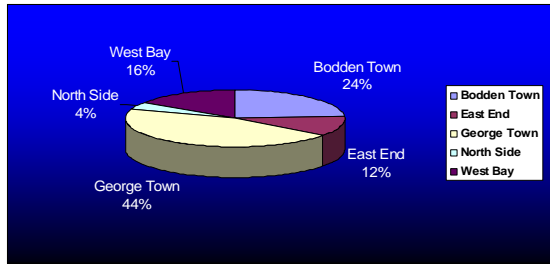


Figure 19: Percentage of Subdivisions Approved by District: 2007

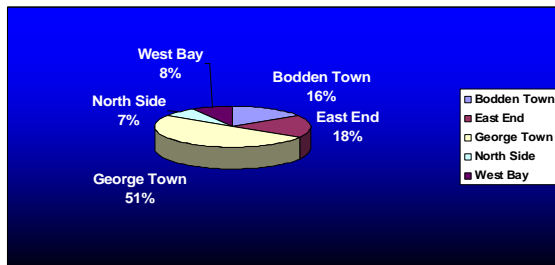


Figure 20: Percentage of Newly Subdivided Lots Approved by District: 2007

“Other” Category

There are several other project types that fall into the subcategory title “Other.” These include subdivisions, pools, signs, modifications, fences, and ancillary applications. The following sections summarise these application types.

Subdivisions

2007 saw a decrease in the number and value of subdivisions, compared to 2006. A total of 51 subdivision applications valued at \$8M were approved in 2007. Thirty two were for subdivisions of less than 6 lots and the remaining 19 were for 6 lots or more, creating a total of 458 new lots. Minor subdivisions accounted for 78 lots and major subdivisions accounted for 380 lots. In 2006, there were 67 approved subdivisions valued at \$21.2M with 637 lots.

Swimming Pools

There were 114 pool applications approved in 2007 valued at \$11.1M. A total of 153 pools valued at \$4.1M were approved in 2006.

Signs

There were 35 sign applications approved, valued at \$215K in 2007, compared with 32 approved at \$161K in 2006.

Modification

There were 110 applications valued at \$29.5M to modify Central Planning Authority Approvals in 2007. This compares to 126 modifications valued at \$28.6M in 2006.

Fences and Walls

There were 44 applications for fences and walls in Grand Cayman valued at approximately \$1.3M. In 2006, 48 walls and fences were approved at \$899,068.

Ancillary

Projects in this sector included antennas, cabanas, docks, excavations, institutional, land clearing, seawalls, storage sheds, and tents. In total there were 40 of these applications valued at \$4.2M. This compares to 134 applications valued at \$19.1M in 2006.

Application Approvals (cont.)

District

Once again, George Town had the majority of developments with 427 approvals valued at \$231.4M, accounting for 38% and 49% of Grand Cayman's respective totals. Approvals and value for George Town were down from the previous year (526 approvals valued at \$341.4M).

Bodden Town continued its trend of having the second largest number. 2007's 340 approvals valued at \$69M was a decrease of 51% in quantity and 50% in value from 2006. In that year, Bodden Town had 339 approved applications valued at \$83.2M.

West Bay had 253 approvals valued at \$77M (3rd in value). Applications were slightly down from 2006's 268. The value of approvals were also down (53%) compared to 2006's \$162.2M.

East End's 50 approvals valued at \$77.7M is 22% and 896% respectively above 2006 figures. This represents a jump in value from 5th to 2nd on Grand Cayman. A possible influence on these figures is the "Go East" initiative.

North Side's 53 approvals were a 28% decrease from 2006's 74 approvals. The value decreased 47% from \$26.4M in 2006 to \$13.9M in 2007.

Cayman Brac had 95 approvals valued at \$35.3M in 2007 compared to 118 approvals valued at \$16.7M in 2006. This is a 19.5% decrease in number and over 100% increase in value. Little Cayman had 9 approvals valued at \$0.9M, a decrease of 36% and 31% respectively from 2006's figures of 14 approvals valued at \$1.3M.

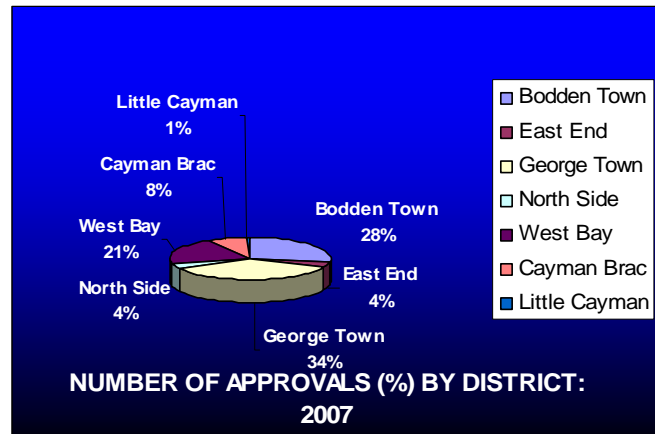


Figure 21: Percentage of Number of Approvals by District: 2007

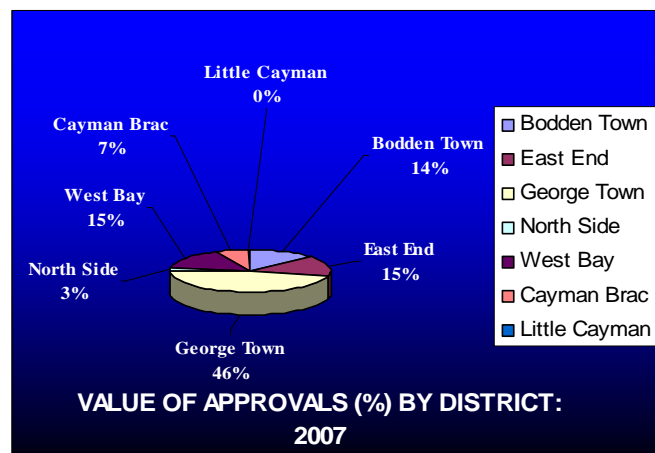


Figure 22: Percentage of Value of Approvals by District: 2007

Administrative Approvals

Eleven 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 2007, 54% of all Grand Cayman applications were approved administratively. This is an increase from 2006's 39%. These 612 applications valued at \$122.1M represented a 26% and a 46% increase respectively from 2006's 484 applications valued at \$83.8M.

Building Permits Issued

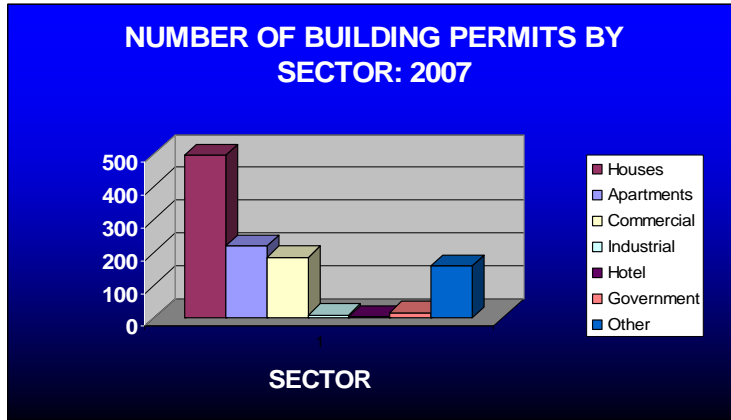


Figure 23: Number of Building Permits Issued by Sector: 2007

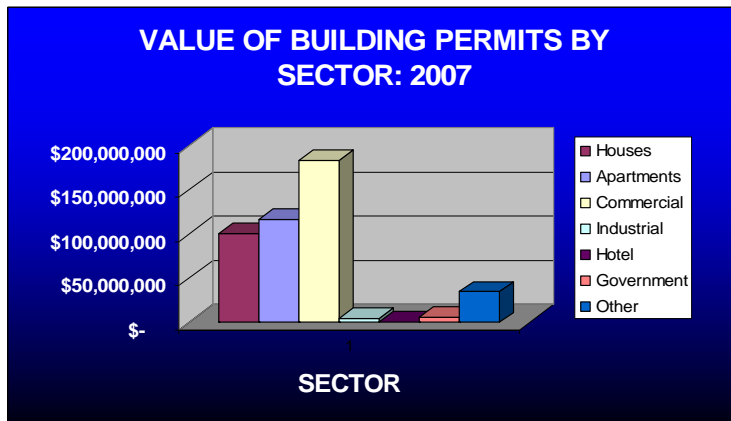


Figure 24: Value of Building Permits Issued by Sector: 2007

Sector

A total of 1,090 building permits valued at \$446.3M were issued in 2007 compared with 1,290 valued at \$445.8M in 2006. Though the number of building permits decreased by 15.5%, the value remained similar, which means that the value of permits issued increased. Most permits were issued for the Houses sector with a total of 496, accounting for 45% of all permits in 2007. These were valued at \$100.7M. There were 219 issued



Figure 25: Tangible evidence that the Building Control Unit has been busy in 2007. The new Butterfield Bank headquarters.

for apartments, a 41.4% decrease from 2006. The value of commercial this year was the highest sector at \$183M, versus the highest sector last year being apartments. There were 186 permits issued for the commercial sector, 10 industrial, and Government accounted for 16 of the permits issued (100% increase from previous year). The remaining 159 fell into the hotel or others category including assembly, institutional, fit-out and educational.

Certificates of Occupancy

Sector

Certificates of Occupancy (COs) issued in 2007 totalled 494 with a value of \$176.8M, compared with 529 valued at \$207.6M in 2006. The decrease is likely impacted by the end of the post Ivan re-construction period. Houses and duplexes comprised 240 of these COs with a value of \$55.5M. The next largest sector was apartments with 144 granted valued at \$60.9M. The third highest sector was Commercial with 78 COs granted valued at \$32.5M. This value was an increase of 140% from 2006's \$13.6M. There were also 23 industrial COs granted at \$6.8M. This represents a 188% increase in number and 158% increase in value from 2006's 8 industrial COs valued at \$4.3M.

District

Certificates of Occupancy were predominately located in George Town and Bodden Town. George Town had the most issued with a total of 184 valued at \$98.9M. Bodden Town was granted 167 COs valued at \$41.5M, nearly doubling 2006's value. West Bay had 115 with a value of \$30.7M. North Side and East End had 14 COs each with respective values of \$3.6M and \$2.2M.



Figure 26: Construction continues at Camana Bay, a "New Urbanist" town off West Bay Road

Quarter

The third quarter was the largest for issuance of COs with 141 issued. The first quarter was virtually the same with 140 COs issued. Next in volume was the second quarter with 118 issued. Finally, 99 COs were issued in the fourth quarter. A steady increase of COs from 74 in the 1st quarter to 172 in the 4th quarter of 2006 has ended, as shown by the above CO figures for 2007.

Compliance

New Compliance Officer

Enforcements were down with 61 issued in 2007 compared to 137 in 2006. This downturn was influenced by staff shortage part of the year. The Current Planning Section of the Department was strengthened with the hiring of an additional Compliance Officer—Mr. Timothy Solomon—in mid 2007.

Mr. Solomon is a qualified banker with the Chartered Institute of Bankers in London and the Society of Trust and Executive Practitioners. Thus, the department expanded its ability for part of the year to deal with the volume of enforcement cases.



Figure 27: A compliance case

Notable Compliance and related matters in the news

Planning violations cost \$8,000 (Local News: 05 July 2007)

“Husband and wife...were ordered last week to pay \$8,000 in penalties, costs and a fine for failing to comply with an enforcement notice from the Planning Department.” This case is an example of the Department in cooperation with the Summary Court pursuing compliance matters in accordance with the directions of the CPA and Law.

Blasting ordered halted (Local News: 05 October 2007)

“The Planning Department has finally called a halt to explosive detonations in Mahogany Estates. But the enforcement order on the property has been appealed.”

Appeals and Revenue

Appeals

In 2007, there were 22 appeals against Central Planning Authority decisions compared with 21 in 2006 and 15 in 2005. There were no appeals against Development Control Board Decision in 2007 and 2006. However, 3 were lodged in 2005.

Department Revenue

There were \$7.8M in fees collected by the Planning Department in 2007 compared with \$5.9M in 2006, an increase of 32%. The distribution was as follows: \$1.6M in Planning Application Fees (up from \$1.4M), \$2.9M in Building Permit Fees (up from \$2.0M), \$3.2M in Infrastructure Fees (up from \$2.5M), \$80K in Electrical fees (up from \$30K), and \$13K in Miscellaneous and Sale of Planning Documents. Overall Department revenue increased by \$1.9M in 2007.

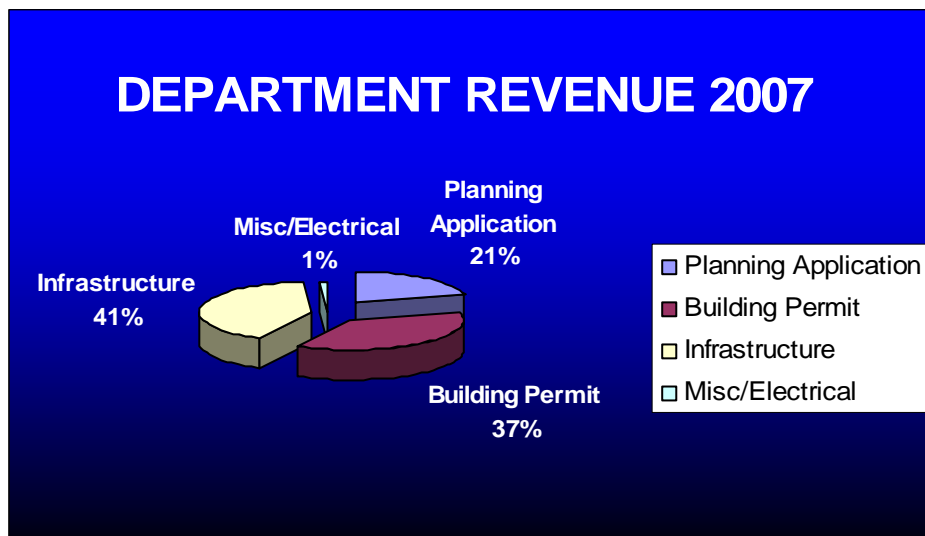


Figure 28: Department Revenue: 2007

Conclusion

The Central Planning Authority, Development Control Board, and the Planning Department continued to strive to enhance efficiency and effectiveness through delivery of their outputs toward satisfying Government's strategic objectives.

Customer service has improved through the year, partly due to the hiring of additional staff, customer service training by all team members, cross-training, streamlining processes and mapping them in a procedures manual to enhance efficiency. Additionally, the CPA updated its policies and procedures aimed at streamlining the planning process and reducing ambiguity. The Department continues to seek means of building on progress to date.

The Department and the CPA worked on the preliminary steps to the revision of the Development Plan for Grand Cayman, including draft goals and objectives. The DCB worked on a draft Land Use Management System for Cayman Brac, that takes a performance based approach to land use. The passage of the Builders Law 2007 is aimed at regulating the builders in the mutual interest of construction stakeholders and the public. Personnel are being hired to fulfill the mandate of this Law.

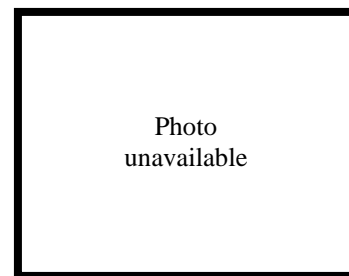
The diligence of the members of the CPA and the DCB, Planning Department team members, the support of the Ministry of DAPAH, and the input of customers are most appreciated. The combined effort of all contribute significantly toward the delivery of short, medium and long-term planning services ultimately aimed at enhancing the public's quality of life.



Dalkeith Bothwell
Chairman, CPA



Kenneth S. Ebanks
Executive Secretary, CPA



Ernie Hurlstone
Chairman, DCB

Appendix 1: 2007 Planning Approval Statistics

SECTORS	2004		2005		2006		2007		% Change 2007 vs. 2006	
	No.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE	No.	VALUE
Houses	359	\$ 67,483,006	532	\$ 105,768,500	336	\$ 74,848,218	437	\$ 131,284,341	30.1%	75.4%
Apt./ Condo.	111	\$ 153,684,330	132	\$ 194,879,180	222	\$ 294,288,813	112	\$ 88,941,813	-49.5%	-69.8%
Hotel	1	\$ 45,000,000	4	\$ 16,220,000	1	\$ 6,042,649	1	\$ 55,000,000	0.0%	810.2%
Gov't.	6	\$ 3,879,000	15	\$ 3,739,053	15	\$ 7,460,091	13	\$ 230,565,382	-13.3%	2990.7%
Comm.	52	\$ 133,223,770	95	\$ 103,975,691	70	\$ 119,779,333	56	\$ 71,740,141	-20.0%	-40.1%
Industrial	17	\$ 7,340,771	26	\$ 20,516,746	30	\$ 44,387,985	14	\$ 8,385,000	-53.3%	-81.1%
Other	427	\$ 45,697,660	394	\$ 66,146,908	574	\$ 74,155,347	493	\$ 59,108,542	-14.1%	-20.3%
TOTAL	973	\$ 456,308,537	1,198	\$ 511,246,078	1,248	\$ 620,962,436	1,126	\$ 645,025,219	-9.8%	3.9%

Table 3: Number and Value of Planning Approvals by Sector 2004 to 2007 Grand Cayman.

Sector	2003		2004		2005		2006		2007		2006	2007	% Change 2007 vs. 2006
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Totals	Totals	
Houses	4	25	7	29	4	39	5	34	3	32	39	35	-10%
Apt./Condo.	1	2	0	1	1	3	0	0	0	6	0	6	N/A
Hotel	0	0	0	0	0	0	0	1	0	0	1	0	-100%
Government	1	3	1	10	0	5	1	9	1	8	10	9	-10%
Commercial	1	13	2	11	2	7	0	5	0	5	5	5	0%
Industrial	0	2	0	4	0	1	0	10	0	0	10	0	-100%
Other	7	53	20	55	13	60	8	59	5	44	67	49	-27%
Totals	14	98	30	110	20	115	14	118	9	95	132	104	-21%

Table 4: Number of Planning Approvals by Sector 2003 to 2007 on the Sister Islands

Sector	2004		2005		2006		2007		2006	2007	% Change 2007 vs. 2006
	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Little Cayman	Cayman Brac	Totals	Totals	
Houses	\$1,592,540	\$5,053,355	\$831,300	\$5,108,370	\$1,220,852	\$5,494,064	\$379,000	\$6,082,803	\$6,714,916	\$6,461,803	-4%
Apt./Condo.	\$0	\$134,400	\$270,000	\$983,300	\$0	\$0	\$0	\$23,874,000	\$0	\$23,874,000	N/A
Hotel	\$0	\$0	\$0	\$0	\$0	\$5,500,000	\$0	\$0	\$5,500,000	\$0	0%
Government	\$0	\$333,500	\$0	\$202,500	\$20,000	\$2,719,400	\$400,000	\$1,674,000	\$2,739,400	\$2,074,000	-24%
Commercial	\$1,205,000	\$690,600	\$265,000	\$337,500	\$0	\$650,000	\$0	\$319,000	\$650,000	\$319,000	-51%
Industrial	\$0	\$4,018,000	\$0	\$500,000	\$0	\$1,550,000	\$0	\$0	\$1,550,000	\$0	-100%
Other	\$139,500	\$565,670	\$184,550	\$597,553	\$26,550	\$743,961	\$125,000	\$3,336,200	\$770,511	\$3,461,200	349%
Totals	\$2,937,040	\$10,795,525	\$1,550,850	\$7,729,223	\$1,267,402	\$16,657,425	\$904,000	\$35,286,003	\$17,924,827	\$36,190,003	102%

Table 5: Value of Planning Approvals by Sector 2004 to 2007 Sister Islands

Appendix 1: 2007 Planning Approval Statistics

Districts	2003		2004		2005		2006		2007		% Change 07-06	
	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value*	No.	Value
Bodden Town	277	\$29,322	249	\$57,821	330	\$54,193	339	\$83,194	340	\$69,021	0%	-17%
East End	60	\$15,514	37	\$49,771	48	\$20,858	41	\$7,796	50	\$77,717	22%	897%
George Town	449	\$163,056	431	\$267,596	529	\$331,515	526	\$341,379	427	\$231,362	-19%	-32%
North Side	91	\$13,818	44	\$11,811	47	\$9,472	74	\$26,426	53	\$13,917	-28%	-47%
West Bay	254	\$44,749	212	\$69,310	244	\$95,209	268	\$162,167	253	\$76,974	-6%	-53%
GC Total	1131	\$266,459	973	\$456,309	1198	\$511,247	1248	\$620,962	1123	\$468,991	-10%	-24%
Cayman Brac	98	\$5,498	110	\$10,796	20	\$7,729	118	\$16,657	95	\$35,286	-19%	112%
Little Cayman	14	\$1,951	30	\$2,937	13	\$1,551	14	\$1,267	9	\$904	-36%	-29%
Sister Islands Total	112	\$7,449	140	\$13,733	132	\$9,280	132	\$17,924	104	\$36,190	-21%	102%
Grand Total	1,243	\$273,908	1,113	\$470,042	1,330	\$520,527	1,380	\$638,886	1,227	\$505,181	-11%	-21%

*='000's

Table 6: Number and Value of Planning Approvals by District 2003 to 2007 (all Districts) * (,000)

ANCILLARY	Number	40
	Value	\$ 4,215,165
ANTENNAE	Number	8
	Value	\$ 141,500
DOCKS	Number	32
	Value	\$ 1,408,656
FENCES/WALLS	Number	44
	Value	\$ 1,272,799
GAZEBOS	Number	13
	Value	\$ 293,524
INSTITUTIONAL	Number	4
	Value	\$ 1,208,000
LANDCLEARING	Number	9
	Value	\$ 1,298,200
MODIFICATIONS	Number	110
	Value	\$ 29,460,276
POOLS	Number	114
	Value	\$ 11,126,320
SEA WALLS	Number	3
	Value	\$ 110,000
SHEDS	Number	28
	Value	\$ 303,515
SIGNS	Number	35
	Value	\$ 215,148
SUBDIVISIONS	Number	51
	Value	\$ 8,041,000
TENTS	Number	2
	Value	\$ 14,439
TOTAL	Number	493
	Value	\$ 59,108,542

Table 7: Number and Value of Planning Approvals Other Sector

Appendix 1: 2007 Planning Approval Statistics

Subdivisions	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	4	4	7	2	2	19
Minor	8	2	16	0	6	32
Total	12	6	23	2	8	51

Table 8: Subdivision Approvals by District 2007

Lots Created	Bodden Town	East End	George Town	North Side	West Bay	Total
Major	49	78	197	34	22	380
Minor	23	4	35	0	16	78
Total	72	82	232	34	38	458

Table 9: Subdivision lots approved by District 2007

QUARTER		Q1 (Jan-March)	Q2 (Apr-Jun)	Q3 (Jul-Sep)	Q4 (Oct-Dec)	2007 Total
ADMIN	Value	\$ 37,821,724	\$ 33,900,749	\$ 25,267,579	\$ 25,118,609	\$ 122,108,661
	Count	209	171	114	118	612
CPA	Value	\$ 76,581,682	\$ 236,568,393	\$ 110,034,942	\$ 99,731,542	\$ 522,916,559
	Count	128	142	102	142	514
TOTALS	Value	\$ 114,403,406	\$ 270,469,142	\$ 135,302,521	\$ 124,850,151	\$ 645,025,220
	Count	337	313	216	260	1,126

Table 10: Number and Value of CPA and Administrative Approvals 2007: by Quarter

Appendix 2: 2007 Building Permit Statistics

Sector	2003	2004	2005	2006	2007	2007-2006 % Change
Houses	375	341	533	517	496	-4%
Apartments	211	145	164	374	219	-41%
Commercial	35	26	163	197	186	-6%
Industrial	19	42	8	35	10	-71%
Hotel	5	0	31	2	4	100%
Government	21	8	5	8	16	100%
Other	205	192	64	157	159	1%
Total	871	754	968	1290	1090	-16%

Table 11: Number of Building Permits Issued by Sector 2003 to 2007

Sector	2003	2004	2005	2006	2007	2007-2006 % Change
Houses	\$ 67,000,594	\$ 66,830,385	\$ 145,888,784	\$ 119,598,164	\$ 100,678,721	-15.8%
Apartments	\$ 45,713,712	\$ 46,052,711	\$ 96,309,036	\$ 172,365,584	\$ 116,374,392	-32.5%
Commercial	\$ 15,595,680	\$ 7,515,302	\$ 71,866,281	\$ 118,494,222	\$ 183,237,606	54.6%
Industrial	\$ 20,335,816	\$ 7,943,499	\$ 3,463,000	\$ 12,111,630	\$ 4,304,747	-64.5%
Hotel	\$ 9,792,910	\$ -	\$ 8,105,378	\$ 255,000	\$ 981,199	284.8%
Government	\$ 4,149,500	\$ 1,175,000	\$ 7,322,483	\$ 861,960	\$ 6,147,230	613.2%
Other	\$ 14,991,745	\$ 12,506,116	\$ 2,848,250	\$ 22,145,168	\$ 34,601,212	56.2%
Total	\$ 177,579,956	\$ 142,023,013	\$ 335,803,212	\$ 445,831,728	\$ 446,325,107	0.1%

Table 12: Value of Building Permits Issued by Sector 2003 to 2007

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
2007	Value	\$ 110,126,508	\$ 177,971,166	\$ 51,421,144	\$ 106,806,290	\$ 446,325,108
	Count	292	325	241	232	1,090

Table 13: Number and Value of Building Permits Issued by Quarter 2003-2007

Appendix 3: 2007 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
2007	Number	167	14	184	14	115	494
	Value	\$ 41,475,052	\$ 2,216,935	\$ 98,874,157	\$ 3,577,404	\$ 30,657,974	\$ 176,801,522

Table 14: Number and Value of Certificates of Occupancy (COs) granted by District 2004-2007

Quarter		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
2007	Number	140	118	141	99	498
	Value	\$ 42,003,201	\$ 34,903,501	\$ 43,081,226	\$ 56,813,594	\$ 176,801,522

Table 15: Number and Value of Certificates of Occupancy (COs) granted by Quarter 2003-2007

Appendix 3: 2007 Certificate of Occupancy Statistics

Sector		2003	2004	2005	2006	2007	2007-2006 % Change
Houses	Number	171	197	183	281	240	-15%
	Value	\$ 32,093,411	\$ 36,875,262	\$ 37,554,531	\$ 56,116,973	\$ 55,501,681	-1%
Apartments	Number	107	80	71	150	144	-4%
	Value	\$ 24,173,943	\$ 21,923,315	\$ 45,987,885	\$ 61,802,171	\$ 60,939,276	-1%
Commercial	Number	24	14	41	83	78	-6%
	Value	\$ 3,949,000	\$ 2,171,590	\$ 9,562,000	\$ 13,573,607	\$ 32,484,940	139%
Industrial	Number	12	2	2	8	23	188%
	Value	\$ 10,122,250	\$ 163,000	\$ 498,200	\$ 4,280,171	\$ 6,841,067	60%
Hotel	Number	0	1	0	3	1	-67%
	Value	\$ -	\$ 4,400,000	\$ -	\$ 34,727,836	\$ -	-100%
Government	Number	0	1	0	1	1	0%
	Value	\$ -	\$ 250,000	\$ -	\$ -	\$ -	0%
Other	Number	27	39	0	3	7	133%
	Value	\$ 2,962,350	\$ 848,630	\$ -	\$ 37,066,367	\$ 21,034,559	-43%
Total	Number	341	334	297	529	494	-7%
	Value	\$ 73,300,954	\$ 66,631,797	\$ 93,602,616	\$ 207,567,125	\$ 176,801,523	-15%

Table 16: Number and value of Certificates of Occupancy (COs) granted by Sector 2003-2007

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 Revision) 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.

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 (2006 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.*

