

---

# AUTOMATION OF DEVELOPMENT CONTROL

---

DEPLOYMENT OF ELECTRONIC SYSTEMS FOR  
DEVELOPMENT CONTROL MANAGEMENT

---

NAKURU, MACHAKOS & KAJIADO COUNTIES

---

50

1967 - 2018



THE ARCHITECTURAL  
ASSOCIATION OF KENYA



**Development Control is a statutory responsibility of the counties as provided for by the Constitution of Kenya, 2010 and County Governments Act Number 17 of 2012.**

When carried out as provided for by the various laws and development control instruments, some of the key benefits of Development Control include:



*Production of sustainable land uses: Residential, commercial, industrial, recreational*



*Proper citing of buildings on land hence optimal use of space*



*Aesthetically pleasing neighbourhoods as per the Local Physical Development Plans (LPDPs)*



*Safe neighbourhoods*



*Safe buildings*



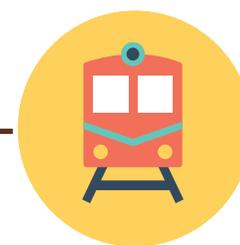
*Increased property values*



*Protection of the natural environmental systems*



*Provision of efficient and functional line infrastructure*



*Efficient transportation systems*



*Separation of incompatible land uses hence reduction of land use conflicts*

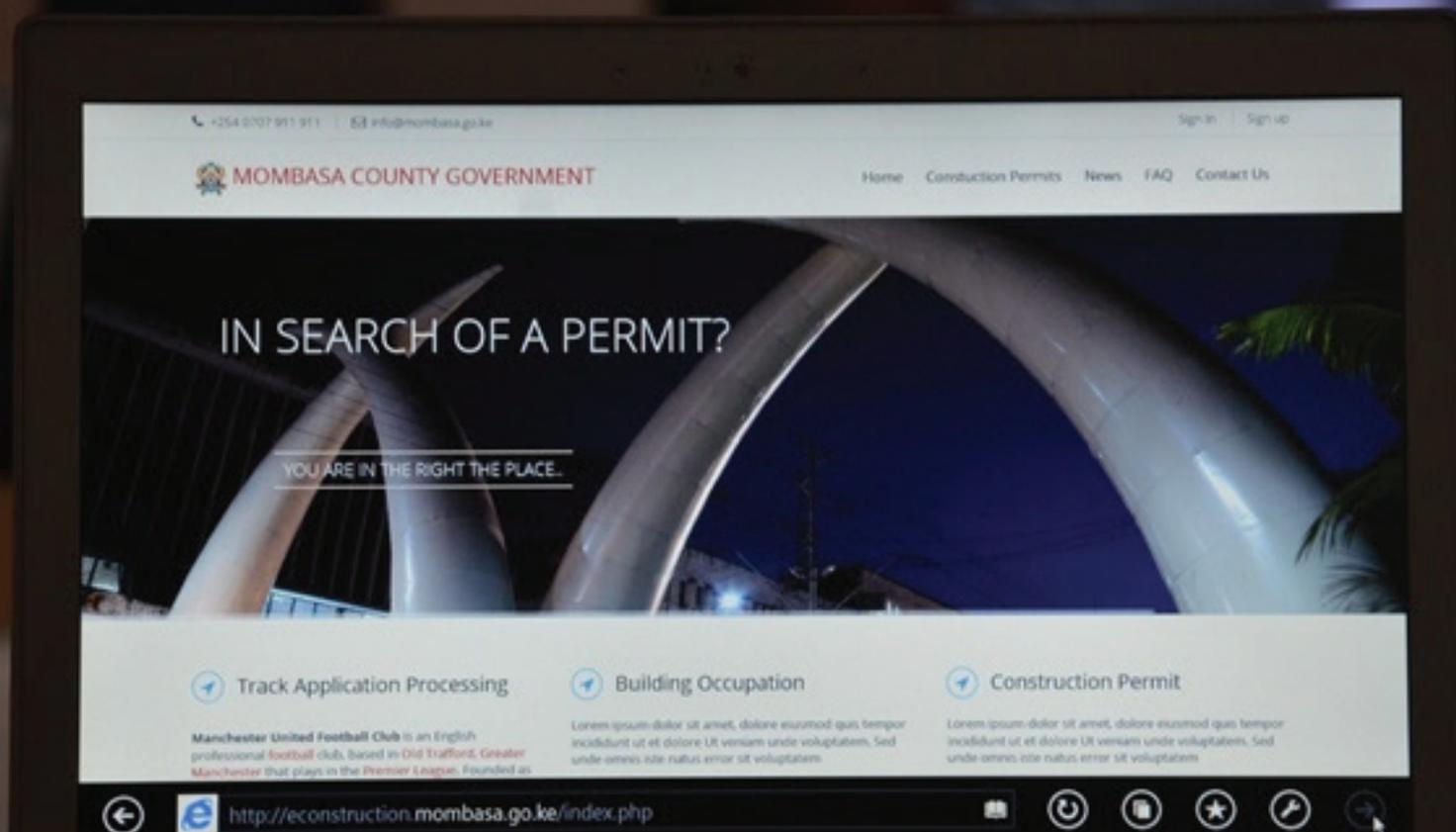
Government of Kenya initiatives that can be used to benchmark Development Control in order to improve service delivery to its citizens include **Huduma Centres** and the **Integrated Financial Management Information Systems (IFMIS)**.



Counties have been blamed for unbridled delays on various development and building applications occasioned by shortage of staff, unreasonably lengthy delays in circulations, high costs and rampant corruption.

Automation of Development Control systems refers to the hosting in electronic web-based platforms of the whole set of procedures and actions of Development Control for remote manipulation, review and processing.

The e-construction permit system (EPS) is the name given to the web-based development application systems that have been rolled out in Kiambu, Mombasa, Nairobi and Kisumu Counties, though it is referred to as e-DAMS in Kiambu County.



The software is built to support the following functions specific to the administration of development permits:-



*Registration of architects, physical planners and structural engineers into the system*



*Issuance of development permits*



*Submission of development proposals for review and approval*



*Reporting on all activities related to the permitting process*



*Profiling of on-going construction for inspection process*



*Submission of payment evidences*



*Capturing of inspection data using smart phones*



*Monitoring of submitted development proposals*



*Support for the enforcement process*



*Review and approval of development proposals*



*Archiving of data*

Key benefits of the Automated Development Control process to the Architects and Property Developers include the following:-

- Increased Transparency
- Cost reduction through increased efficiencies
- Architects and Planners' profiles
- Access to information



# 129

Kenya's position in terms of issuance of construction permits

Automation of Development Control in Nairobi, Mombasa, Kiambu and Kisumu has contributed to improving the World Bank Ease of Doing Business rankings. In 2016, Kenya was position 149 in terms of issuance of construction permits, in 2017, the country moved to position 129 out of 180.

## Key benefits of the Automated Development Control process to the 4 counties include the following:-

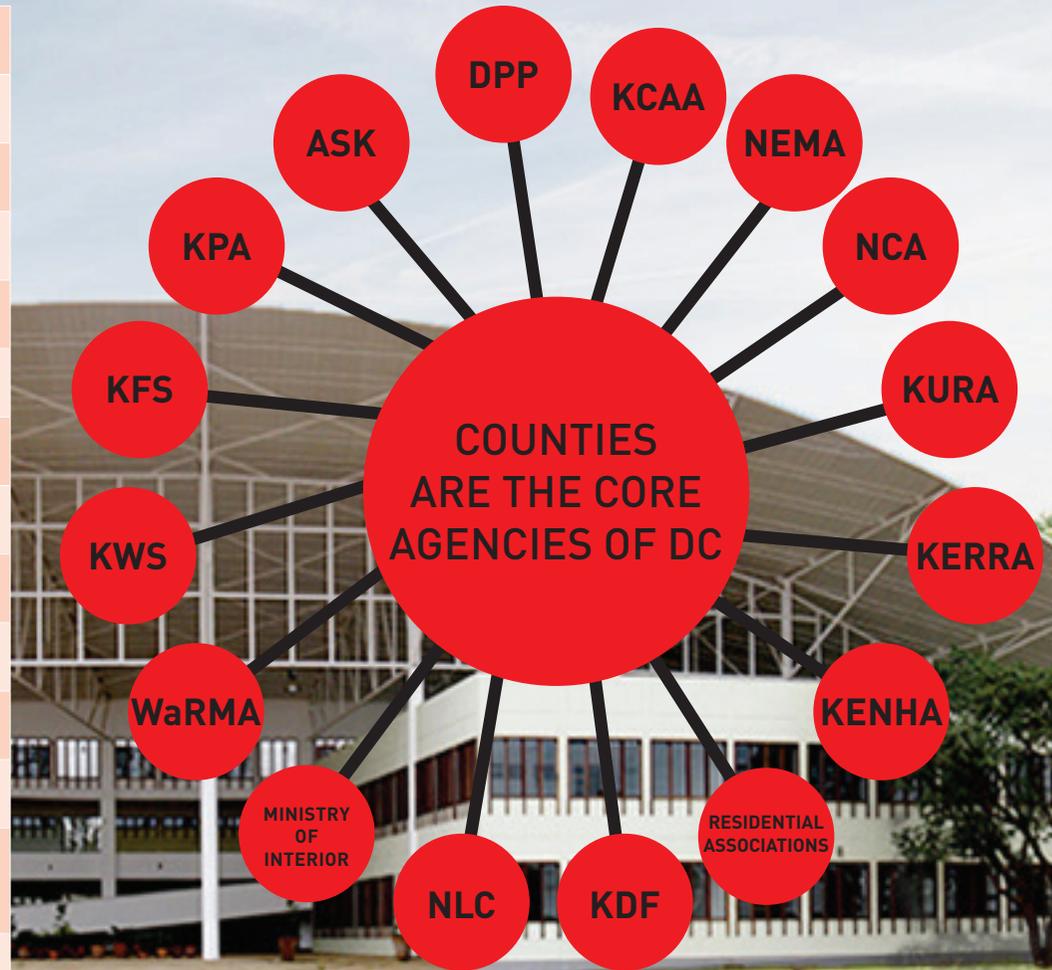
- Increase in the number of applications
- Reduction in the number of unqualified persons submitting the applications and handling the construction projects
- Improvement in accountability
- Ease in budgeting and projections
- Increased efficiencies
- Fostering good practices in the industry
- Improved inspection processes
- Management oversight
- Better enforcement of construction laws and regulations

**Features of a good Automated Development Control system includes:-**

- easy to use by both the front-end and back-end users
- efficient - enabling procedures that were previously lengthy, tedious and costly to be short, comfortable to use and less costly thus saving time and money
- does not compromise on the quality of applications, reviews and approvals
- safe and secure from any internal or external breaches
- progressive and adaptable
- easy to manipulate, change and upgrade in order to suit the changing Development Control environment
- accessible to enable different actors in different locations to review and comment on the application
- offer opportunities for public engagement through live interactions among reviewers and other stakeholders

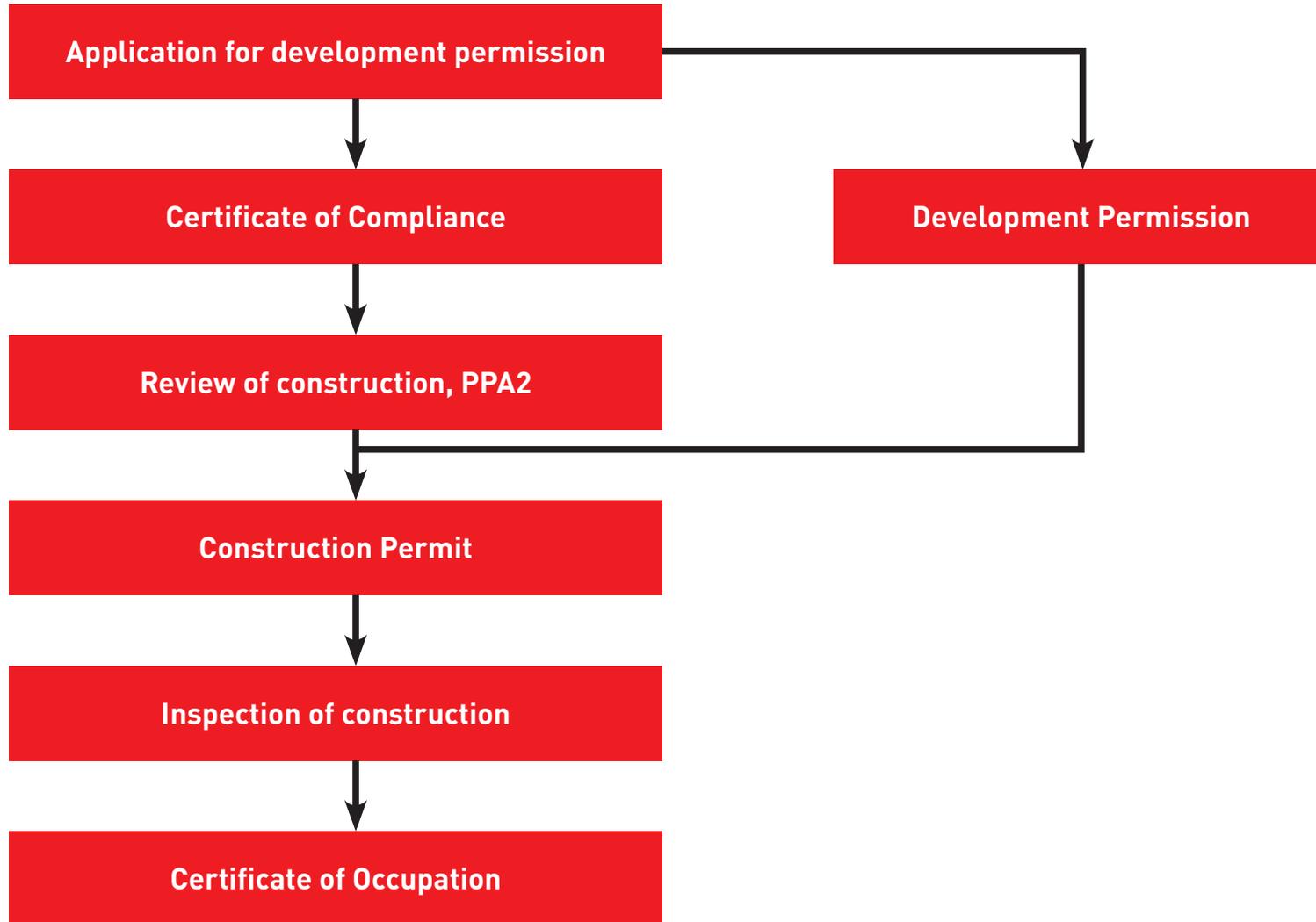
# Multiplicity of Actors in the DC process

ASK	Agricultural Society of Kenya
DPP	Director of Physical Planning
KAA	Kenya Airports Authority
KCAA	Kenya Civil Aviation Authority
KDF	Kenya Defence Forces
KeNHA	Kenya National Highways Authority
KERRA	Kenya Rural Roads Authority
KFS	Kenya Forest Services
KPA	Kenya Ports Authority
KURA	Kenya Urban Roads Authority
KWS	Kenya Wildlife Services
NCA	National Construction Authority
NEMA	National Environment Management Authority
NLC	National Land Commission
WaRMA	Water Resources Management Authority



Source: AAK 2017

# Summarized DC Framework



Source: JICA Study Team (JST) 2016; PPA (1996)

# Summary of Development Control Staffing per county

PERSONNEL CATEGORIES	COUNTY						
	KAJIADO	MACHAKOS	NAKURU	KISUMU	MOMBASA	NAIROBI	KIAMBU
Planners	3	3	11	1	3	6	6
Architects	1	1	2	1	1	-	1
Engineers	1	1		1	1	-	1
Development control officers	4	3	2 – No	4	3	15	-
Development control assistants	-	-	22	-	4	8	6

Source: AAK (2017)

## Vision of the Architectural Association of Kenya (AAK) for the Automated Development Control process of Kajiado, Machakos and Nakuru Counties:-



**1. One-stop shop model:** brings together all agencies concerned with the development control process onto one platform. This will hasten the approval process and reduce application



**2. Full Cycle Control of buildings** from inception, plan approvals, site inspections and after occupation



**3. Quality assurance:** the Counties should formulate Technical Committees with the guidance of relevant Professional Associations and Professional Registration Boards to ensure that each technical committee is made up of individuals who will add value to the DC process



**4. Outsourcing of approval services:** addressing the issue of shortage of staff



**5. Single pin registration:** hosting of all automated development control systems on the Cloud Platform for purposes of inter-linkage will facilitate for all counties to share a common database. The practitioner will therefore only require a single pin registration as opposed to a unique pin registration for each county.



**6. Standardize approval fees:** the Development Control fees need to be standardized across the country



**7. Harmonization of the criteria** used for charging the different applications



**8. Provision for public engagement** systems