



NEWS FOR IMMEDIATE RELEASE

DATE: Monday, August 31, 2020

RE: Housing data provided in the Economic and Social Survey Jamaica (ESSJ), 2019

The Planning Institute of Jamaica annually publishes data on developments in the Construction Industry, including key indicators of performance. Among the key indicators published are time series data on Housing Starts and Housing Completions, which are used to analyse the out-turn for the Residential Housing Construction component of the Building Construction category. The 2019 dataset is presented in the ESSJ 2019 in Table 14.1, Major Performance Indicators of the Construction Industry. All the data included in this Table are provided by official sources, for example, the National Housing Trust (NHT) and the Housing Agency of Jamaica (HAJ).

TABLE 14.1 MAJOR PERFORMANCE INDICATORS OF THE CONSTRUCTION INDUSTRY, 2014–2019								
	2014	2015	2016	2017	2018 ^r	2019 ^p	Percentage Change	
							2018 2017	2019 2018
Total Housing Starts	2 039.0	1 467.0	3 024.0	4 280.0	3 862.0	11 682.0	-9.8	202.5
Number of Housing Starts by NHT	1 549.0	1 270.0	3 024.0	3 277.0	3 665.0	8 120.0	11.8	121.6
Total Housing Completions	2 283.0	2 382.0	1 420.0	1 357.0	2 417.0	2 168.0	78.1	-10.3
Number of Housing Completions by NHT	1 613.0	1 302.0	1 323.0	1 212.0	2 214.0	1 953.0	82.7	-11.8
Total Number of Mortgages	13 428.0	15 054.0	13 155.0	15 632.0	9 655.0	9 882.0	-40.2	2.4
Number of Mortgages by NHT	6 324.0	5 964.0	5 467.0	6 368.0	7 053.0	7 382.0	10.8	4.7
Total Value of Mortgages (\$M)	34 167.1	34 723.5	39 184.8	49 530.0	50 264.0	55 405.4	-7.4	10.2
Value of Mortgages by NHT (\$M)	17 711.1	17 080.2	17 159.4	21 345.3	28 335.0	27 592.0	32.7	-2.6
Commercial Bank Loans & Advances (\$M)	24 371.1	26 157.0	25 446.5	28 601.3	34 621.7	49 491.6	21.0	42.9
Cement Supply ('000 Tonnes)	722.0	782.7	833.2	898.5	963.8	940.2	7.3	-2.4
Cement Imports ('000 Tonnes)	124.7	124.9	42.0	87.6	180.9	192.4	106.5	6.4
Silica Sand Production ('000 tonnes)	15.8	15.6	19.8	22.6	24.5	27.7	8.4	13.1
Limestone Production ('000 tonnes)	2 138.0	1 960.1	2 748.1	2 911.9	3 132.4	2 860.0	7.6	-8.7
Sand and Gravel Production ('000 tonnes)	2 118.0	2 208.1	1 766.5	1 996.4	1 801.9	1 801.9	-9.7	0.0
Paint Production ('000 ltrs)	9 537.0	10 151.0	9 949.0	10 454.0	10 818.0	12 471.0	3.5	15.3
Asphalt Sales ('000 ltrs)	13 523.0	23 000.0	15 920.0	14 881.7	23 487.2	18 662.5	57.8	-20.5
Employment (annual average '000 persons)	80.9	82.6	102.9	97.8	103.5	108.4	5.8	4.7

r - revised

p - preliminary

Source: Compiled by the Planning Institute of Jamaica

The Housing Starts and Completions data include information on the Government of Jamaica led developments (the NHT and the HAJ) or developments facilitated by the GOJ (Private Developers under the NHT Interim Financing Agreement). No information on developments financed and undertaken strictly by private developers are included in the dataset.

As shown in the Table above, Housing Starts totalled 11 682 units in 2019, disaggregated into 8 120 by the NHT and 3 562 by the HAJ. There were no starts by Private Developers under the NHT's Interim Financing Agreement. The data on Housing Completions indicate that for 2019 there were 2 168 units completed, disaggregated as follows: 1 953 by the NHT; none by the HAJ; and 215 by Private Developers under the NHT Interim Financing Agreement.

The difference in the data for Housing Starts and Housing Completions is due to the fact that Housing developments take multiple years to be completed.

Since the publication of the ESSJ 2019, the PIOJ has received revised data on Housing Starts and Completions for 2018 and 2019 as per Table below. The revised data will be published in the 2020 edition of the ESSJ.

<u>REVISED HOUSING STARTS & COMPLETIONS, 2018-2019</u>		
	2018	2019
Total Housing Starts	3 664	11 682
Total Housing Completions	2 488	4 833

Source: Compiled by the Planning Institute of Jamaica

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