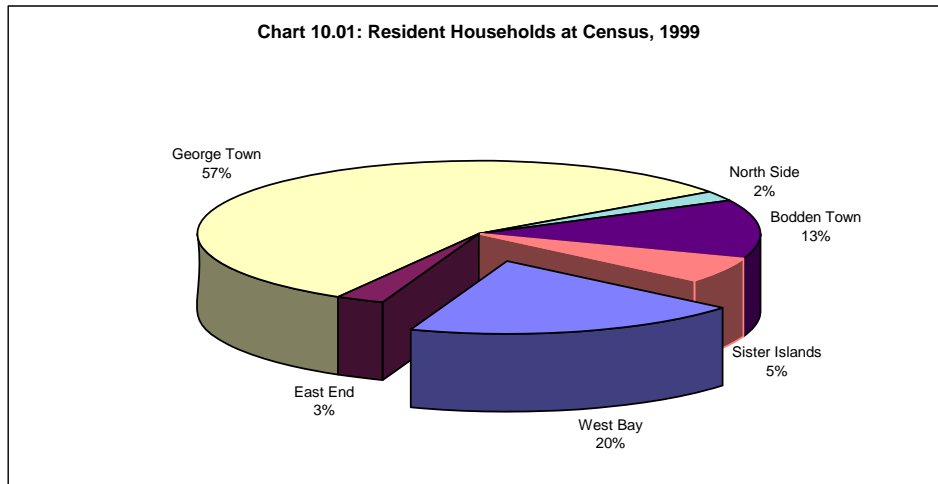


10. HOUSING, LAND AND PROPERTY TRANSFERS

10.01 Private Resident Households by District, Census Years

	1960		1970		1979		1989		1999	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Cayman Islands	1,875	100.0	2,469	100.0	4,426	100.0	8,115	100.0	14,908	100.0
Grand Cayman	1,532	81.7	2,110	85.5	3,938	89.0	7,613	93.8	14,094	94.5
Sister Islands	343	18.3	359	14.5	488	11.0	502	6.2	814	5.5
West Bay	476	25.4	587	23.8	989	22.3	1,681	20.7	2,917	19.6
George Town	646	34.5	994	40.3	2,073	46.8	4,445	54.8	8,467	56.8
Bodden Town	188	10.0	244	9.9	421	9.5	941	11.6	1,953	13.1
North Side	84	4.5	105	4.3	208	4.7	260	3.2	353	2.4
East End	138	7.4	180	7.3	247	5.6	286	3.5	404	2.7
Cayman Brac	333	17.8	347	14.1	452	10.2	491	6.1	733	4.9
Little Cayman	10	0.5	12	0.5	36	0.8	11	0.1	81	0.5



Source: Population Census, Economics and Statistics Office

10.02

Private Resident Household Situation, 1999 Census

Facility/Tenure	1989				1999			
	All Households	Owner Occupied	Rented	Rent-Free & other	All Households	Owner Occupied	Rented	Rent-Free & other
All Households	8,115	4,308	3,299	508	14,908	6,663	7,265	980
Water Supply								
Mains desalinated	2,430	864	1,383	183	10,701	4,261	5,856	584
Cistern	4,202	2,525	1,460	217	2,202	1,293	702	207
Well or other	1,483	919	456	108	2,004	1,109	706	189
Sewerage System								
Mains (West Bay Rd. scheme)	504	120	312	72	688	218	402	68
Treatment Plant					890	227	621	42
Septic tank or cesspool	7,364	4,049	2,918	397	13,182	6,162	6,173	847
None or other	247	139	69	39	148	56	69	23
Air Conditioning Facilities								
No air conditioning	4,669	2,531	1,890	248	4,601	1,375	2,864	362
Central air conditioning	2,189	1,238	800	151	4,327	2,366	1,759	202
Separate room units	1,257	539	609	109	5,170	2,367	2,442	361
Central and room					761	536	178	47
Not Stated					49	19	22	8
Toilet Facilities								
Sole use of toilet	7,210	4,092	2,687	431	12,625	6,511	5,325	789
Shared with another household	579	50	499	30	2,218	121	1,920	177
No flush toilet	326	166	113	47	44	26	9	9
Not Stated					21	4	11	6
Bathroom Facilities								
Sole use of bathroom	7,198	4,101	2,668	429	12,530	6,493	5,261	776
Shared with another household	615	57	524	34	2,263	121	1,965	177
No permanent fixed bath or shower	302	150	107	45	115	49	39	27

Source: Population Census, Economics and Statistics Office

10.03 Households by Occupancy Status¹

Tenure	1970		1979		1983/84	1989		1999	
	Number	Percent	Number	Percent	Percent	Number	Percent	Number	Percent
Owner Occupied	1,787	72	3,000	68	64	4,308	53	6,663	45
Rented	682	28	1,426	32	36	3,807	47	8,245	55
All	2,469	100	4,426	100	100	8,115	100	14,908	100

10.04 Households by Type of Accommodation

Type of Accommodation	1970	1983/84	1989	1999*	<i>Percent</i>
House	84	76	61	43	
Condo./Apart.	12	22	38	39	
"One Room"				17	
Other	4	2	1	1	
All	100	100	100	100	

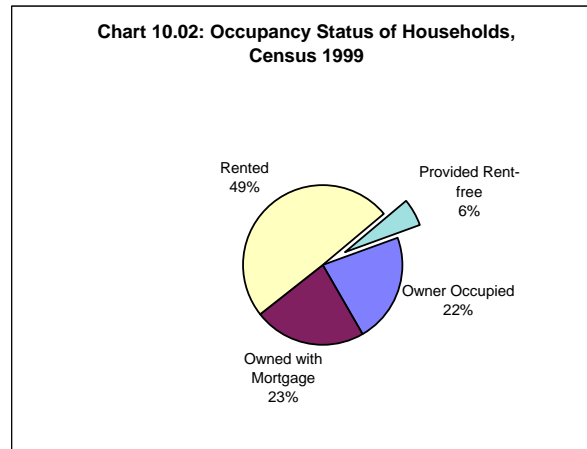
Note

¹ Definition for occupancy changed to include persons renting a single room in a house.

Source: Population Censuses and 1983/84 Household Expenditure Survey,
Economics and Statistics Office

10.05 Number of Households by District and Occupancy Status, 1999 Census

District or Island		Owner Occupied	Owned with Mortgage	Rented	Provided Rent-free	Other	All
North Side	1989	124	79	35	21	1	260
	1999	146	109	68	25	5	353
George Town	1989	1,036	795	2,349	251	14	4,445
	1999	1,363	1,601	4,994	433	76	8,467
Bodden Town	1989	305	334	263	39		941
	1999	429	801	612	90	21	1,953
East End	1989	176	53	36	21		286
	1999	203	77	81	38	5	404
West Bay	1989	620	416	529	110	6	1,681
	1999	798	694	1,250	145	30	2,917
Grand Cayman	1989	2,261	1,677	3,212	442	21	7,613
	1999	2,939	3,282	7,005	731	137	14,094
Cayman Brac/Little Cayman	1989	286	84	87	44	1	502
	1999	341	101	260	105	7	814
All Cayman Islands	1989	2,547	1,761	3,299	486	22	8,115
	1999	3,280	3,383	7,265	836	144	14,908
Percentage	1989	31.4	21.7	40.7	6.0	0.3	100.0
	1999	22.0	22.7	48.7	5.6	1.0	100.0

Chart 10.02: Occupancy Status of Households, Census 1999


Source: Population Census, 1987 Cayman Brac Interim Census and 1983/84 Household Expenditure Survey
Economics and Statistics Office

10.06 Households by Size

NUMBER OF PERSONS	<i>Percentage of Households</i>						
	ONE	TWO	THREE	FOUR	FIVE	SIX OR MORE	ALL
1983/84 Household Expen. Survey	16	27	19	14	7	16	99
1989 Census	22	25	17	16	9	11	100
1999 Census	27	30	17	14	7	5	100
		1960	1970	1979	1983/84	1989	1999
Average number of persons per household		4.5	4.1	3.8	3.5	3.1	2.6

10.07 Cayman Brac Households

	1979	1987	1989	1999
Number of Persons	1,603	1,326	1,441	1,822
Number of Households	452	442	491	733
Persons per Household	3.5	3.0	2.9	2.5

Source: 1989 and 1999 Population Censuses,
 1987 Cayman Brac Interim Census and 1983/84 Household Expenditure Survey
 Economics and Statistics Office

10.08

Number and Value of Approved Developments by Sector, Grand Cayman

Type of Development	Number										
	1995 ^R	1996 ^R	1997 ^R	1998	1999	2000	2001	2002	2003	2004	2005
Residential	349	357	325	459	436	369	309	327	385	359	532
Apts./Condos.	72	110	128	132	164	96	79	88	129	111	132
Hotels (inc expansions)	3	3	2	4	2	1	3	5	-	1	4
Commercial/Industrial	72	90	86	79	87	50	45	83	101	69	121
Government	42	22	9	7	14	21	18	21	12	6	15
Others	330	318	299	414	511	511	442	424	504	427	394
All	868	900	849	1,095	1,214	1,048	896	948	1,131	973	1,198

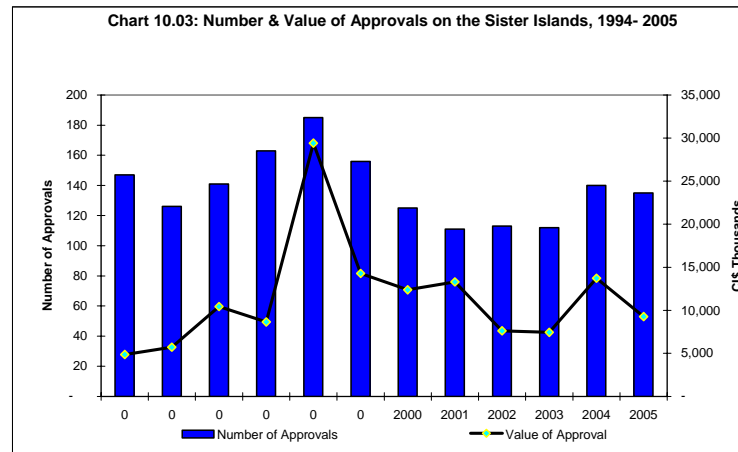
Type of Development	C/\$ (000's)										
	1995 ^R	1996 ^R	1997 ^R	1998	1999	2000 ^R	2001	2002	2003	2004	2005
Residential	52,382	56,511	53,595	80,103	72,588	63,311	54,150	60,629	80,041	67,483	105,769
Apts./Condos.	44,721	77,004	83,108	98,265	204,524	90,571	44,458	81,985	65,876	153,684	194,879
Hotels (inc expansions)	1,597	11,595	55,000	6,900	16,600	75,000	1,735	9,699	-	45,000	16,220
Commercial	20,874	38,209	60,396	38,860	52,308	21,181	18,033	48,945	28,954	133,224	103,976
Industrial	4,673	5,035	8,216	6,006	1,476	14,409	5,475	9,868	7,105	7,341	20,517
Government	30,929	16,465	7,307	3,617	15,915	20,977	835	819	55,051	3,879	3,739
Others	17,938	10,203	23,220	30,045	30,009	24,688	24,416	24,353	29,432	45,698	66,147
All	173,114	215,022	290,842	263,794	393,420	310,138	149,102	236,298	266,458	456,309	511,247

Source: Planning Department

10.09

Application and Value of Approval Development by Sector, Sister Islands

Type of Development	1995 ^R	1996 ^R	1997 ^R	1998	1999	2000 ^R	2001 ^R	2002 ^R	2003	2004	2005
Private Dwellings	28	46	55	55	47	49	41	21	29	36	43
Private Dwellings additions	10	-	-	-	-	-	-	-	-	-	-
Government	5	5	5	9	13	7	5	5	4	11	5
Commercial	2	3	7	6	3	6	9	2	14	13	9
Industrial	5	4	1	4	4	7	3	9	2	4	1
Apts./Condos.	3	4	7	9	5	3	7	2	3	1	4
Hotels (inc. expansions)	5	2	1	-	3	-	-	-	-	-	-
Other	68	77	87	102	81	53	46	74	60	75	73
TOTAL	126	141	163	185	156	125	111	113	112	140	135
Total est. value (\$000's)	5,717	10,446	8,642	29,416	14,282	12,381	13,304	7,627	7,449	13,733	9,280



Source: Planning Department

10.10

Land and Property Transfers

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Transfers of freehold real estate¹											
number	1,729	2,055	2,151	2,344	2,293	1,868	1,846	1,842	2,357	2,335	2,640
value (CI\$M)	191.2	267.2	281.8	317.2	222.5	257.3	172.8	269.9	324.3	339.2	450.8
average value (CI\$'000)	110.6	130.0	131.0	135.3	97.0	137.7	93.6	146.5	137.6	145.3	170.8
Charges against property and land²											
number	1,961	2,614	2,948	3,369	3,320	2,776	2,887	2,660	3,539	2,974	3,351
value (CI\$M)	108.5	165.6	205.1	264.8	239.3	240.9	192.8	183.9	285.6	334.7	317.4
average value (CI\$'000)	55.3	63.4	69.6	78.6	72.1	86.8	66.8	69.1	80.7	113.0	94.73
Discharges³											
number	1,229	1,618	1,586	1,834	1,837	1,565	1,415	1,449	1,757	1,587	2,027
Transfer of leasehold real estate and new leases⁴											
number	127	153	125	128	201	143	181	147	205	127	245
value (CI\$M)	3.6	3.3	6.1	2.3	7.4	2.3	0.8	4.1	1.7	1.9	1.4
Stamp Duty Collected⁵											
value (CI\$M) ⁶	17.5	22.9	25.4	31.1	29.4	25.9	19.1	16.6	20.10	21.9	28.4

Notes

- ¹ This includes both transfers for which no value is recorded and those for natural love and affection. A nominal \$50 stamp duty is collected for the latter.
- ² Charges (i.e. mortgages) recorded by the lending institution against the registered land/property of the mortgagors.
- ³ The discharge (i.e. "writing-off") of charges.
- ⁴ Lease transferred for a premium.
- ⁵ Also includes stamp duty collected on other instruments and agreements such as bills of sale and debentures.
- ⁶ Stamp duty on land transfers was reduced to five percent in November 2001.

Source: Lands and Survey Department