

Section Six

LAND USE/REGISTRATION, HOUSING CHARACTERISTICS, AND

BUILDING PERMITS

This section presents statistics on land use, land ownership registration and tenure, housing characteristics, building permits, type and value of construction activities.

Total land area in American Samoa consists of 48,767 acres and about two thirds of the land is steeply sloping and virtually inaccessible. In 2005 land registration slightly went up by only 20 acres. Approximately 7,700 acres have been registered in five major categories of Land Ownership. Communal or native type of ownership still holds with 26.7 percent, Individually – owned Land at 25.3 percent, 21.5 percent used by Government, 13.3 percent for Freehold, and 13.2 percent for Church use.

Per 2000 census, American Samoa registered 10,052 housing units. Of the 10,052 units, 93.0 percent were occupied and 7.0 percent (703) were vacant units. Of the 9,349 occupied housing units, 77.2 percent were owner – occupied and 22.8 percent were renter occupied. Tafuna village in the Tualauta county had the highest number of occupants per room on both owner – occupied and renter – occupied units.

Approximately 60 percent of the 10,052 total registered housing units are located in both Maoputasi and Tualauta counties. Furthermore, these counties absorbed most of the growth; a combined 71.6 percent of the rental market (areas where most of the rental units were found.) Housing units are characterized as single detached units, attached units, 2 houses, 3 or more houses, 2 units, 3 or more units, etc. This is unique to American Samoa where about 9 percent of households live in two or more houses. Living in apartment housing is on the rise as 6 percent of households live in buildings with 2 or more units. Those living in single detached houses have dropped from about 90 percent in 1990 to 78 percent in 2000. The construction boom peaked in the 1990 – 1994 period, which accounted for almost 3,000 newly built structures.

Over 800 building permits were issued in 2005. However, less than 200 were for new structures with an estimated value of \$14.5 million. The rest were repair, extension and/or alteration. Historically the trend of new structures as an indication of investment has been steady in the past ten years; except in 2004 where new structures were much higher due to hurricane Heta.

TABLE 6.1. LAND OWNERSHIP REGISTRATION: 2001 TO 2005

Designation	Acres				
	2005	2004	2003	2002	2001
Total	7,670	7,649	7,611	7,558	7,649
Freehold	1,018	1,019	1,019	1,014	1,019
Government-owned	1,651	1,651	1,651	1,651	1,651
Church	1,013	1,005	1,004	1,003	1,005
Individually-owned	1,942	1,935	1,903	1,899	1,935
Communal or native	2,046	2,039	2,034	1,991	2,039
Percent total	100.0	100.0	100.0	100.0	100.0
Freehold	13.3	13.3	13.4	13.4	13.3
Government-owned	21.5	21.6	21.7	21.8	21.6
Church	13.2	13.1	13.2	13.3	13.1
Individually-owned	25.3	25.3	25.0	25.1	25.3
Communal or native	26.7	26.7	26.7	26.3	26.7

SOURCE: Department of Legal Affairs, Office of the Territorial Registrar

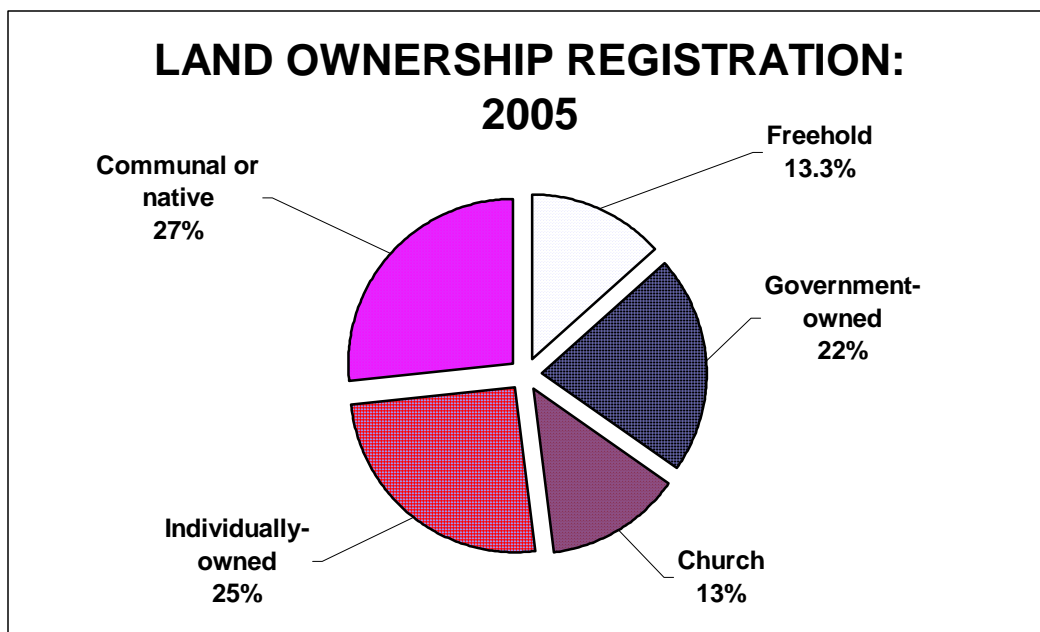


Table 6.2. HOUSING UNITS BY TENURE, AND DISTRICT AND COUNTY, AMERICAN SAMOA: 2000

Districts Counties	Housing Units			Homeowner vacancy rate (%)	Rental vacancy rate (%)	Occupied housing units			Average household size			
	Total	Occu- pied	Vacant			Total	Owner- occupied	Renter- occupied	Occupied units	Owner units	Renter units	
DISTRICTS												
American Samoa	10,052	9,349	703	1.0	3.9	9,349	7,219	2,130	6.05	6.47	4.63	
Eastern District	4,111	3,845	266	0.6	3.0	3,845	2,985	860	6.03	6.43	4.62	
Manu'a District	323	273	50	5.2	5.9	273	257	16	5.00	5.12	3.19	
Swains Island	8	7	1	-	-	7	6	1	5.29	5.67	3.00	
Western District	5,610	5,224	386	1.0	4.5	5,224	3,971	1,253	6.12	6.59	4.65	
COUNTIES												
Ituau	740	712	28	-	1.4	712	506	206	6.06	6.52	4.92	
Ma'oputasi	2,031	1,906	125	0.2	3.4	1,906	1,363	543	6.00	6.62	4.43	
Sa'ole	298	283	15	-	-	283	261	22	6.25	6.31	5.55	
Sua	611	566	45	0.2	6.3	566	492	74	6.04	6.22	4.80	
Vaifanua	431	378	53	4.0	-	378	363	15	5.95	5.98	5.13	
Faleasao	37	29	8	3.3	-	29	29	-	4.66	4.66	-	
Fitiuta	64	57	7	-	-	57	56	1	6.28	6.36	2.00	
Ofu	75	63	12	12.7	50.0	63	62	1	4.51	4.53	3.00	
Olosega	67	50	17	6.0	-	50	47	3	4.32	4.34	4.00	
Ta'u	80	74	6	1.6	-	74	63	11	5.04	5.38	3.09	
Swains Island	8	7	1	-	-	7	6	1	5.29	5.67	3.00	
Lealataua	972	916	56	2.2	1.7	916	739	177	6.18	6.44	5.12	
Leasina	312	276	36	1.6	3.1	276	245	31	6.30	6.47	4.94	
Tualatai	451	445	6	-	4.7	445	384	61	6.71	6.93	5.36	
Tualauta	3,875	3,587	288	0.7	5.0	3,587	2,603	984	6.02	6.59	4.52	

SOURCE: 2000 American Samoa Census Profile

Table 6.3. UNITS IN STRUCTURE FOR DISTRICT AND COUNTY, AMERICAN SMOA: 2000

Districts Counties	Total	1-unit, detached	1-unit, attached	2 houses	3 or more houses	2 units	3 or 4 units	5 to 9 units	10 to 19 units	Others
DISTRICTS										
American Samoa	10,052	7,838	660	710	184	240	215	133	19	53
Eastern District	4,111	3,118	325	244	63	131	110	73	18	29
Manu'a District	323	163	27	112	20	1	-	-	-	-
Swains Island	8	8	-	-	-	-	-	-	-	-
Western District	5,610	4,549	308	354	101	108	105	60	1	24
COUNTIES										
Ituau	740	606	69	30	9	12	12	1	-	1
Ma'oputasi	2,031	1,446	123	115	27	110	96	70	18	26
Sa'ole	298	233	21	36	7	-	-	-	-	1
Sua	611	476	59	48	14	9	2	2	-	1
Vaifanua	431	357	53	15	6	-	-	-	-	-
Faleasao	37	16	2	17	2	-	-	-	-	-
Fitiuta	64	20	4	29	11	-	-	-	-	-
Ofu	75	42	1	28	3	1	-	-	-	-
Olosega	67	50	-	14	3	-	-	-	-	-
Ta'u	80	35	20	24	1	-	-	-	-	-
Swains Island	8	8	-	-	-	-	-	-	-	-
Lealataua	972	818	27	89	14	4	6	4	-	10
Leasina	312	280	11	11	6	-	4	-	-	-
Tualatai	451	349	27	37	30	6	-	-	-	2
Tualauta	3,875	3,102	243	217	51	98	95	56	1	12

SOURCE: 2000 American Samoa Census Profile

Table 6.4. AVERAGE NUMBER OF OCCUPANTS PER ROOM BY VILLAGE,
AMERICAN SAMOA: 2000

Villages	Total	1.00 or less	1.01 to 1.50	1.51 or more
Aasu	50	2	2	46
Afao	22	-	6	16
Afono	90	25	18	47
Agugulu	7	1	3	3
Alao	93	13	16	64
Alega	13	8	-	5
Alofau	84	21	26	37
Amaluia	36	8	7	21
Amanave	52	15	9	28
Amaua	20	6	6	8
Amouli	74	16	16	42
Anua	9	4	1	4
Aoa	83	11	16	56
Aoloau	136	12	12	112
Asili	34	4	14	16
Atu'u	58	14	15	29
Aua	347	82	80	185
Auasi	17	2	3	12
Aumi	35	4	6	25
Aunu'u	79	12	22	45
Auto	42	16	8	18
Avaio	9	3	3	3
Faga'alu	195	52	57	86
Faga'itua	82	16	21	45
Fagali'i	44	6	8	30
Fagamalo	9	3	1	5
Faganeanea	29	7	7	15
Fagasa	130	26	28	76
Fagatogo	351	106	64	181
Failolo	20	2	4	14
Faleasao	29	12	9	8
Falenu	308	30	39	239
Fatumafuti	16	2	2	12
Futiga	104	22	22	60
Ili'ili	423	116	100	207
Lauli'i	153	26	38	89
Leloaloa	81	20	18	43
Leone	577	174	142	261
Leusoali'i	32	9	7	16

Continued on next page.

Table 6.4. AVERAGE NUMBER OF OCCUPANTS PER ROOM BY VILLAGE,
AMERICAN SAMOA: 2000 (continued)

Villages	Total	1.00 or less	1.01 to 1.50	1.51 or more
Luma	52	13	10	29
Maia	25	3	6	16
Malaeimi	179	31	44	104
Malaeloa/A	90	24	27	39
Malaeloa/I	86	20	14	52
Maloata	4	3	1	-
Mapusagafo	272	43	61	168
Masausi	32	3	10	19
Masefau	68	6	14	48
Matu'u	70	10	12	48
Mesepa	73	19	14	40
Nua	26	4	2	20
Nu'uuli	868	147	176	545
Ofu	63	25	21	17
Olosega	48	18	12	18
Onoea	26	3	2	21
Pagai	20	2	5	13
Pago Pago	708	179	157	372
Pava'ia'i	357	83	81	193
Poloa	36	8	11	17
Sa'ilele	18	2	3	13
Se'etaga	41	11	4	26
Sili	2	-	1	1
Si'ufaga	22	6	5	11
Swains	7	-	1	6
Tafuna	1,362	343	299	720
Taputimu	97	20	19	58
Tula	75	14	14	47
Utulei	141	38	34	69
Utumea East	13	2	5	6
Utumea West	8	4	1	3
Vailoatai	158	42	43	73
Vaitogi	228	43	55	130
Vatia	101	13	25	63

SOURCE: 2000 American Samoa Census Profile

Table 6.5. ROOMS BY DISTRICT AND COUNTY, AMERICAN SAMOA: 2000

Districts Counties	Total	1 room	2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms	8 rooms	9 or more rooms	Median rooms
DISTRICTS											
American Samoa	10,052	1,648	1,501	1,878	1,709	1,409	901	475	239	292	3.5
Eastern District	4,111	637	592	799	746	572	365	197	85	118	3.5
Manu'a District	323	32	73	67	51	43	32	15	6	4	3.3
Swains Island	8	6	-	-	-	-	2	-	-	-	1.2
Western District	5,610	973	836	1,012	912	794	502	263	148	170	3.5
COUNTIES											
Ituau	743	112	136	153	135	75	66	33	5	25	3.3
Ma'oputasi	2,035	296	264	346	379	310	183	123	53	77	3.8
Sa'ole	302	34	42	67	58	41	32	12	10	2	3.6
Sua	615	83	95	124	107	92	61	24	14	11	3.5
Vaifanua	434	112	55	109	67	54	23	5	3	3	2.9
Faleasao	41	1	4	7	11	7	5	1	1	0	4.1
Fitiuta	67	4	17	13	11	8	7	3	1	0	3.3
Ofu	79	10	8	13	17	5	8	9	2	3	3.9
Olosega	70	8	13	21	8	8	7	1	1	0	3.1
Ta'u	83	9	31	13	4	15	5	1	1	1	2.5
Swains Island	9	6	0	0	0	0	2	0	0	0	1.2
Lealataua	976	128	102	156	162	166	118	71	38	31	4.1
Leasina	314	107	68	64	15	16	18	10	4	10	2.2
Tualatai	455	51	57	68	76	76	66	18	15	24	4.2
Tualauta	3,878	687	609	724	659	536	300	164	91	105	3.4

SOURCE: 2000 American Samoa Census Profile

Table 6.6. BEDROOMS BY DISTRICT AND COUNTY, AMERICAN SAMOA: 2000

Districts Counties	Total	No bedrooms	1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5 or more bedrooms
DISTRICTS							
American Samoa	10,052	2,220	1,613	2,351	2,019	1,034	815
Eastern District	4,111	857	669	950	829	434	372
Manu'a District	323	72	63	89	47	38	14
Swains Island	8	6	-	-	-	1	1
Western District	5,610	1,285	881	1,312	1,143	561	428
COUNTIES							
Ituau	740	159	121	190	129	72	69
Ma'oputasi	2,031	380	337	429	430	232	223
Sa'ole	298	55	52	68	68	35	20
Sua	611	124	101	148	132	60	46
Vaifanua	431	139	58	115	70	35	14
Faleasao	37	5	5	10	9	8	-
Fitiuta	64	13	10	21	10	3	7
Ofu	75	12	14	25	8	13	3
Olosega	67	8	21	22	7	7	2
Ta'u	80	34	13	11	13	7	2
Swains Island	8	6	-	-	-	1	1
Lealataua	972	171	105	233	240	131	92
Leasina	312	134	58	58	26	11	25
Tualatai	448	67	66	112	99	55	49
Tualauta	3,875	913	652	906	778	364	262

SOURCE: 2000 American Samoa Census Profile

Table 6.7. PERSONS PER ROOM BY DISTRICT: 1980 AND 1990

Persons per room	1990				1980			
	Total	East-ern	West-ern	Manu'a Swains	Total	East-ern	West-ern	Manu'a Swains
Owner-occupied units	6,607	2,979	3,355	273	3,337	1,792	1,323	222
Percent total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
0.50 to less	6.8	7.7	6.0	6.9	4.7	5.5	3.5	5.4
0.51 to 0.75	7.7	8.2	6.8	12.1	5.2	6.1	4.8	0.9
0.76 to 1.00	14.3	15.4	13.5	12.9	10.5	11.8	9.0	9.5
1.01 to 1.50	19.1	20.3	18.3	16.1	13.6	15.7	11.7	8.6
1.51 or more	52.1	48.4	55.4	52.0	65.9	60.9	71.1	75.7
Renter-occupied units	1,446.0	649	772	30	1,176	587	545	44
Percent total	20.0	15.6	23.4	25.0	100.0	100.0	100.0	100.0
0.50 to less	11.5	9.7	13.2	4.2	18.4	19.6	18.0	6.8
0.51 to 0.75	20.1	19.4	20.2	33.3	10.5	10.4	11.2	2.3
0.76 to 1.00	15.0	15.4	15.0	4.2	14.8	14.7	15.6	6.8
1.01 to 1.50	33.5	39.9	28.1	33.3	13.6	15.8	12.1	2.3
1.51 or more	-	-	-	-	42.8	39.5	43.4	81.8

SOURCE: U.S. Bureau of the Census, Censuses of Population; ASG Department of Commerce

Table 6.8. Year Structure Built by District and County, American Samoa: 2000

Districts Counties	Total	1999 to March 2000	1995 to 1998	1990 to 1994	1980 to 1989	1970 to 1979	1960 to 1969	1950 to 1959	1940 to 1949	1939 or earlier
DISTRICTS										
American Samoa	10,052	433	1,050	2,921	2,567	1,438	1,301	189	68	85
Eastern District	4,111	135	351	1,095	845	691	757	126	47	64
Manu'a District	323	4	14	25	190	33	40	8	4	5
Swains Island	8	-	2	2	2	1	-	-	-	1
Western District	5,610	294	683	1,799	1,530	713	504	55	17	15
COUNTIES										
Ituau	740	26	67	218	158	116	132	15	5	3
Ma'oputasi	2,031	62	152	456	436	377	366	91	35	56
Sa'ole	298	13	33	74	46	37	87	5	1	2
Sua	611	17	45	187	118	112	114	13	4	1
Vaifanua	431	17	54	160	87	49	58	2	2	2
Faleasao	37	1	2	2	30	1	1	-	-	-
Fitiuta	64	-	-	9	52	3	-	-	-	-
Ofu	75	1	2	4	27	11	16	7	4	3
Olosega	67	2	6	3	28	10	16	1	-	1
Ta'u	80	-	4	7	53	8	7	-	-	1
Swains Island	8	-	2	2	2	1	-	-	-	1
Lealataua	972	44	102	266	223	157	144	23	5	8
Leasina	312	15	32	131	72	29	27	4	1	1
Tualatai	451	13	40	124	96	90	81	2	3	2
Tualauta	3,875	222	509	1,278	1,139	437	252	26	8	4

Source: 2000 American Samoa Census Profile

TABLE 6.9. WATER SOURCE AND SEWAGE DISPOSAL: 2000

Subject	Total	Districts		
		Eastern	Western	Manu'a/Swains
Total housing units	10,052	4,111	5,610	331
Water supply				
Hot and cold piped water in unit	21.7	16.6	25.0	26.9
Hot and cold piped water in building, not in unit	5.0	6.8	3.9	2.1
Only cold piped water in unit	28.8	30.1	28.0	26.9
Only cold piped water in building, not in unit	20.0	23.8	17.2	19.9
Only cold piped water outside building	21.6	19.9	22.8	21.5
No piped water	3.0	2.9	3.0	2.7
With public sewer	37.7	44.5	34.9	2.1
Water source public system or public system with catchment	77.4	64.5	86.4	84.9
Village water system only	19.6	31.1	11.6	12.7

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; ASG Department

Table 6.10. BATHING AND TOILET FACILITIES: 2000

Subject	Total	Districts		
		Eastern	Western	Manu'a/Swains
Housing units	10,052	4,111	5,610	331
Bathing facilities				
With bathtub or shower in unit	42.9	38.9	45.4	48.9
With bathtub or shower in building, not in unit	19.7	24.8	16.2	17.2
With bathtub or shower outside building	31.4	30.1	32.5	28.7
No bathtub or shower	6.0	6.1	5.9	5.1
Toilet facilities				
Flush toilet				
In unit	44.3	40.7	46.7	49.5
In building, not in unit	20.3	25.8	16.3	19.3
Outside building	31.8	30.2	33.1	27.5
Outhouse or privy	1.3	0.9	1.6	2.1
Other or none	2.3	2.4	2.2	1.5
Lacking complete plumbing facilities	38.7	37.6	39.8	35.0

SOURCE: U.S. Bureau of the Census, 2000 Census of Population and Housing; ASG Department of Commerce

Table 6.11. TYPE OF LAND USE AND BUILDING PERMITS BY MONTH: 2005

Month	Total	New structure	Extension, repair, and alteration	American Samoa Government projects	Other permits	Renewal permits
Total	751	183	276	6	286	57
January	54	11	19	1	23	6
February	50	15	10	2	23	4
March	81	21	26	-	34	3
April	51	11	25	-	15	5
May	54	11	20	1	22	2
June	60	14	23	-	23	8
July	63	16	27	-	20	7
August	70	19	16	1	34	6
September	69	18	29	-	22	3
October	75	23	26	1	25	4
November	66	15	35	-	16	4
December	58	9	20	-	29	5

NOTE: New structure includes any new building, Samoan guest fale, or fale and shack. Renewal permits are excluded from total.

SOURCE: Department of Public Works, Building Branch Division

Table 6.12. NUMBER AND ESTIMATED VALUE OF BUILDING PERMITS: 1985 TO 2005

Year	Number permits issued	New structure	Extension, repair, and alteration	Estimated value, (\$1,000)
2005	808	183	276	14,500
2004	1,336	238	319	34,137
2003	951	139	262	28,908
2002	596	126	243	21,088
2001	838	148	259	17,758
2000	644	142	323	12,801
1999	715	166	334	15,209
1998	592	150	280	16,033
1997	578	119	272	19,222
1996	715	165	380	21,796
1995	723	158	339	12,608
1994	470	187	283	14,425
1993	338	170	168	11,716
1992	721	580	141	25,303
1991	615	307	308	17,023
1990	1,280	588	692	14,520
1989	351	244	107	12,120
1988	354	247	107	10,071
1987	396	238	158	10,454
1986	347	172	175	7,384
1985	434	187	247	11,600

NOTE: Estimated value of construction for 1980 to 1988 was done by the Research and Statistics Division, EDPO, based on permit fees assessment.
 Estimated value of construction from 1989 to 1997 were extracted from monthly reports submitted by the Building Branch Division, Department of Public Works. Estimated value for 1990 did not include value for all FEMA houses built after Ofa; although, the number of FEMA permits issued were included.
 Thus number of permits in 1990 increased by 265 percent due to Hurricane Ofa.
 Estimated value in 1992 included a \$5 million single major project at the Industrial Park
 Value of all government projects are excluded from estimated value of Construction

SOURCE: Department of Public Works, Building Branch Division